

## Flat 2, 25 Combe Park, Lower Weston, Bath, BA1 3NR

Sold @ Auction £147,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH FEBRUARY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD STUDIO FLAT
- REQUIRES BASIC UPDATING
- SCOPE FOR 1 BED FLAT (STC)
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Leasehold HALL FLOOR STUDIO FLAT ( 375 Sq Ft ) in need of BASIC UPDATING with PARKING located moments from Bath RUH.

# Flat 2, 25 Combe Park, Lower Weston, Bath, BA1 3NR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £120,000 +++  
SOLD @ £147,000

ADDRESS | Flat 2, 25 Combe Park, Bath, BA1 3NR

Lot Number 30

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30  
Registration Deadline is on Monday 10th February 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Leasehold studio flat ( 375 Sq Ft ) occupying the rear section of the hall floor of this imposing semi detached period property which has been converted into 5 self contained residential flats.  
Sold with vacant possession.

Tenure - Leasehold ( new 999 year lease )

Management Fees - The expected current monthly charge during the financial year 1st April 2024 – 31st March 2025 is £179.10

Parking - 3 parking spaces to the rear on a first come first served basis ( 5 Flats )

Front Garden - Communal

Council Tax - Band A

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

Tenure -

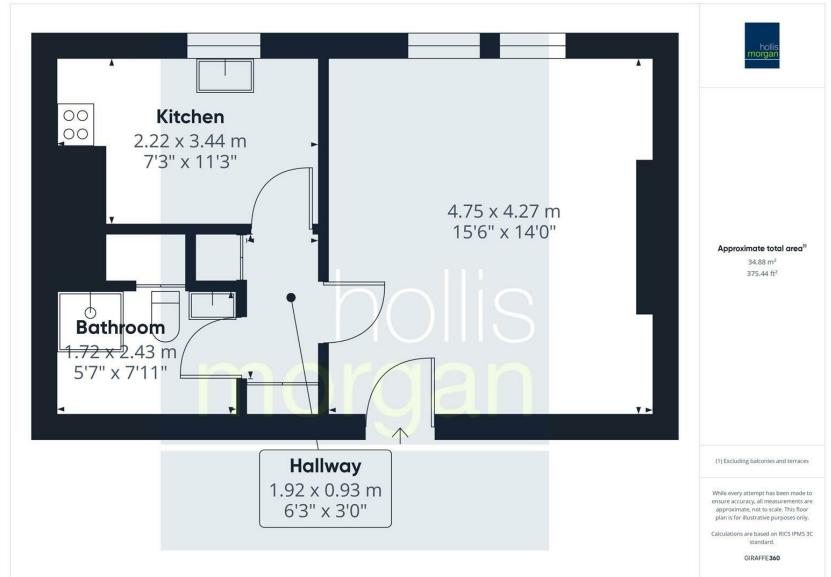
Council Tax - Band A

EPC - E

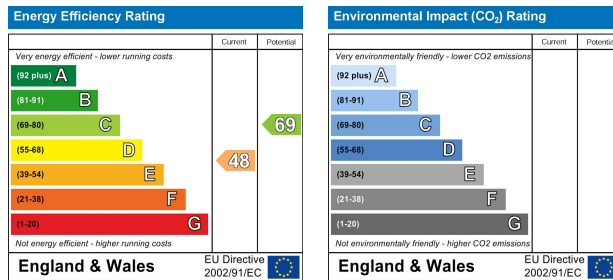
Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.