

Flat 3, 38 Rivers Street, Walcot, Bath, BA1 2QA

Sold @ Auction £165,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD SECOND FLOOR FLAT
- STUDIO | BASIC UPDATING
- SCOPE FOR 1 BED STC
- 4 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Leasehold SECOND FLOOR STUDIO APARTMENT (315 Sq Ft) VACANT and now requires BASIC UPDATING | Potential for 1 BED stc

Flat 3, 38 Rivers Street, Walcot, Bath, BA1 2QA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £115,000 +++
SOLD @ £165,000

ADDRESS | Flat 3, 38 Rivers Street, Walcot, Bath BA1 2QA

Lot Number 28

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 apartment (315 Sq Ft) located on the second floor of this imposing Grade II Listed terrace in central bath.
Sold with vacant possession

Tenure - Leasehold | New 999 year

Council Tax - A

EPC - D

Buildings Insurance - £9.91 pcm

Management fee - £16.67 pcm *

Sinking Fund - £37.50 pcm

Service Charges - £143.13 pcm

THE OPPORTUNITY

FLAT | BASIC UPDATING | 1 BED

The flat has been let for many years and would now benefit from basic updating to create a fine home or investment in this incredibly sought after central location.

There is scope to rearrange the layout to create a one bedroom flat | subject to gaining the necessary consents.

Please refer to independent rental appraisal.

MANAGEMENT FEES | FREEHOLD

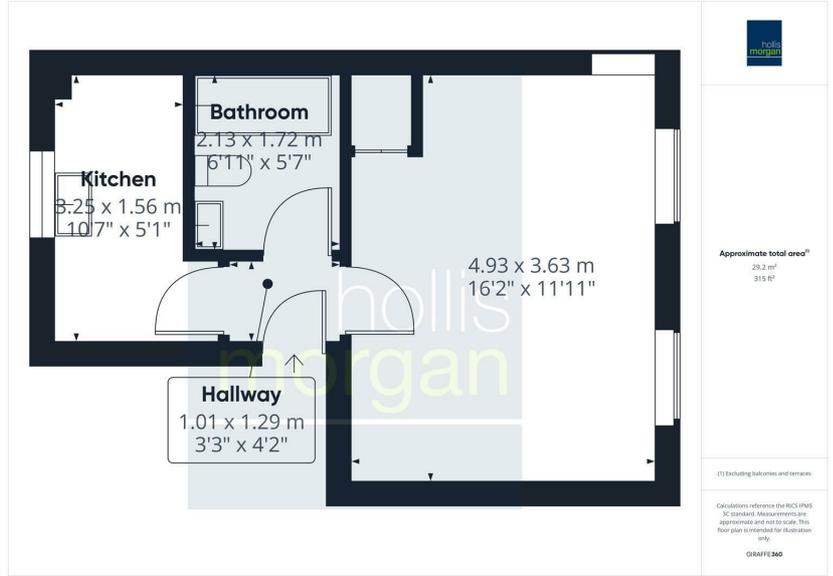
Flat 3 is the last flat the Freeholder owns within the block.

The intention is to offer the Freehold to the Leaseholders of 38 Rivers Street following completion to form their own management company

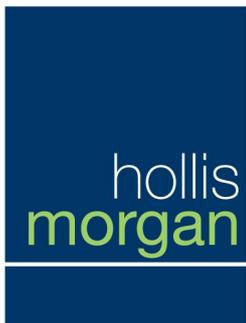
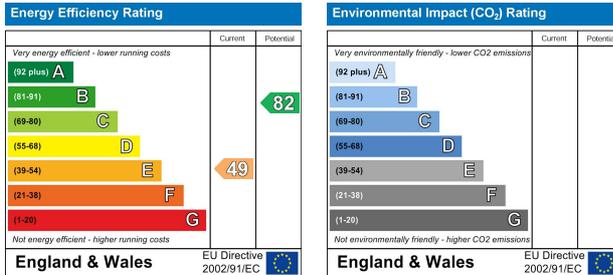
There is scope to eventually agree a lower management fee subject to agreement with fellow leaseholders.

Please refer to online 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.