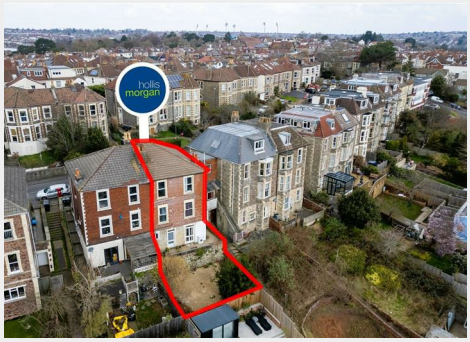
113 Cromwell Road, St Andrews, Bristol, BS6 5EX

Auction Guide Price +++ £550,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD PERIOD BLOCK
- 1 BED | 1 BED | 2 BED
- 2 FLATS REQUIRE UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold PERIOD BLOCK OF FLATS (1713 Sq Ft) | Comprising 3 x Flats with scope for £45k + pa INCOME | Requires BASIC UPDATING

113 Cromwell Road, St Andrews, Bristol, BS6 5EX

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 113 Cromwell Road, St Andrews, Bristol BS6 5EX

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 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"

THE PROPERTY
A Freehold period property with accommodation (1713 Sq Ft) arranged over 3 floors comprising 3 self contained flats.
Sold subject to existing tenancies in Hall & First Floor Flat | Garden Flat vacant possession upon completion.

Garden Flat - 560 Sq Ft | Private entrance | 2 beds | sole use of rear garden
Hall Floor Flat - 592 Sq Ft | 1 Bed | Separate Kitchen & Reception
Top Floor Flat - 560 Sq Ft | 1 Bed | Separate Kitchen & Reception

Tenure - Freehold
Council Tax - Band A
EPC - D, D, D
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY
RESIDENTIAL INVESTMENT | BASIC UPDATING

The flats have been let for many years and the hall and top floor flat would now benefit from basic updating but have scope for an excellent investment or break up opportunity.
There is potential to rearrange the layout of the upper flats to create an open plan kitchen / living space and 2 bedrooms - subject to consents

CURRENT SCHEUDLE OF INCOME | £36,300 pa

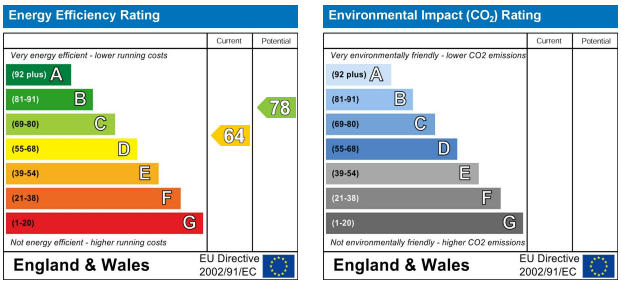
Garden Flat - Will be vacant upon completion (currently £1150 pcm | £13,800 pa)
Hall Floor Flat - £900 pcm | £10,800 pa | AST
Top Floor Flat - £975 pcm | £11,700 pa | AST
Total - £36,300 pa

POTENTIAL SCHEDULE OF INCOME | £45,000 pa

Garden Flat - £1350 pcm | £16,200 pa
Hall Floor Flat - £1200 pcm | £14,400 pa
Top Floor Flat - £1200 pcm | £14,400 pa
Total - £45,000 pa

Floor plan

EPC Chart



hollis morgan

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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.