

Flat 1, 25 Combe Park, Lower Weston, Bath, BA1 3NR

Sold @ Auction £160,000



- 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 (422 Sq Ft) in need of BASIC UPDATING with PARKING located moments from Bath RUH.

Flat 1, 25 Combe Park, Lower Weston, Bath, BA1 3NR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £155,000 +++
SOLD @ £160,000

ADDRESS | Flat 1, 25 Combe Park, Bath BA1 3NR

Lot Number 29

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 (422 Sq Ft) occupying the front 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

THE OPPORTUNITY

FLAT | BASIC UPDATING

The flat has been let for many years and now requires basic updating but has scope for a fine home or investment in this incredibly sought after central location.

Please refer to independent rental appraisal

SCOPE FOR 1 BED FLAT

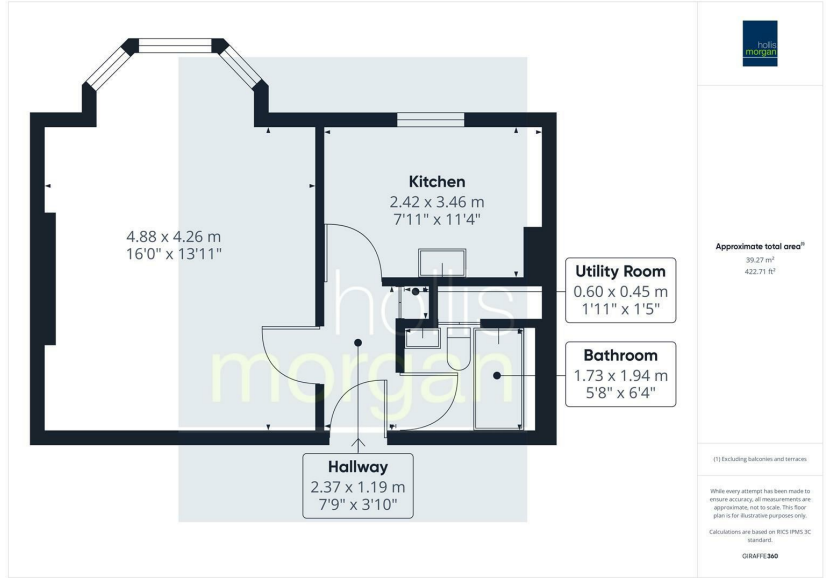
There is potential to rearrange the layout for an open plan Kitchen Diner in the reception and them move the bedroom to the kitchen.

Subject to gaining the necessary consents.

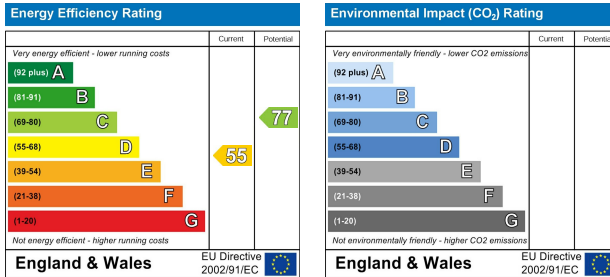
COMBINE FLATS 1 AND 2

Interested parties should note Flat 2 (hall floor rear studio) is also for sale in the same auction.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.