

## Flat 2, 21 Tyndalls Park Road, Clifton, Bristol, BS8 1PQ

Auction Guide Price +++ £400,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD 2 BED | 2 BATH FLAT
- PRIME HALL FLOOR | COSMETIC UPDATING
- OFF STREET PARKING SPACE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Leasehold PRIME 2 BED | 2 BATH HALL FLOOR APARTMENT ( 1353 Sq Ft ) with OFF STREET PARKING | Vacant with scope for COSMETIC UPDATING

# Flat 2, 21 Tyndalls Park Road, Clifton, Bristol, BS8 1PQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 2, 21 Tyndalls Park Road, Clifton, Bristol BS8 1PQ

Lot Number 14

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 apartment set within this imposing semi detached period property set back from the road with a car park to the rear. Flat 2 occupies the majority of the hall floor with an array of period features and spacious accommodation ( 1353 Sq Ft ) comprising a grand reception room at the rear of the house with adjoining kitchen with two en suite bathrooms and an additional WC.

Sold free from occupation

\*UPDATED PARKING - We are now informed that Flat 2 has 1 allocated parking space and some communal spaces on a first come first served basis - please refer to online legal pack.

Tenure - Leasehold

Council Tax - D

EPC - D

Management Fees - £3,000 pa

Ground Rent - £10 pa

Lease length - 999 years from 24 June 1985

### THE OPPORTUNITY

PRIME HALL FLOOR FLAT | COSMETIC UPDATING

The flat has been let been let for a number of years ( now vacant ) and now offers scope for cosmetic updating to create a stunning home or investment with parking in this most sought after location.

Please refer to independent rental appraisal.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

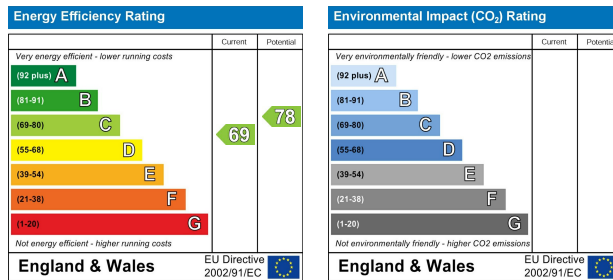
Flat 2, 21, Tyndalls Park Road - £1700pcm - £1800pcm.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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.