

## 19C Northumberland Road, Redland, Bristol, BS6 7AZ

Auction Guide Price +++ £165,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- LEASEHOLD 1 BED FLAT
- GARDEN | PRIVATE ENTRANCE
- CASH BUYERS ONLY
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Leasehold 1 BED GARDEN FLAT ( 557 Sq Ft ) suitable for CASH BUYERS only.

# 19C Northumberland Road, Redland, Bristol, BS6 7AZ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 19c Northumberland Road, Redland, Bristol BS6 7AZ

Lot Number 24

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 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 leasehold self contained flat with private entrance occupying the lower ground floor of this imposing semi detached prior property. The accommodation ( 557 Sq Ft ) is accessed across the private front garden with steps down to the open plan living / kitchen space with bathroom, double bedroom and bonus utility room / storage space.  
Sold with vacant possession.

Tenure - Leasehold ( residue of 999 years )

Managt Fees - £72 pcm ( This contributes towards the building insurance and other building costs. )

Council Tax - Band A

EPC - B

### THE OPPORTUNITY

VACANT GARDEN FLAT

A bright and airy lower ground floor flat with private entrance and private garden in this sought after location and offered in good decorative order. The flat has a market value in the region of £275,000 once the issues outlined below are concluded.

Please refer to independent rental appraisal

### CASH BUYERS ONLY

The property has been subject to water ingress which is a result of previous tanking works.

We understand these issues will have an impact on the mortgageability of the flat until the works have been completed.

The current owner has had a quote in the region of £38,000 - £40,000 to complete the necessary repair work.

Please refer to report in the online legal pack.

### LOCATION

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.



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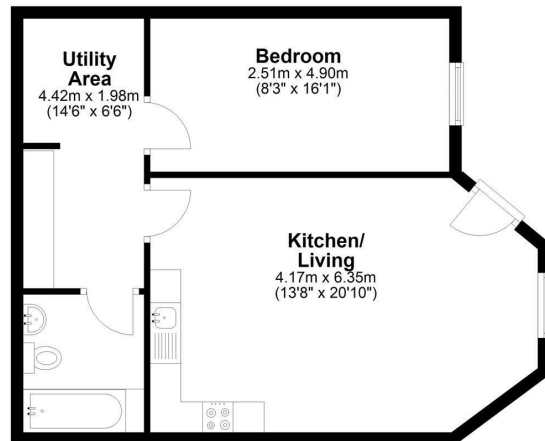
www.hollismorgan.co.uk

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

## Floor plan

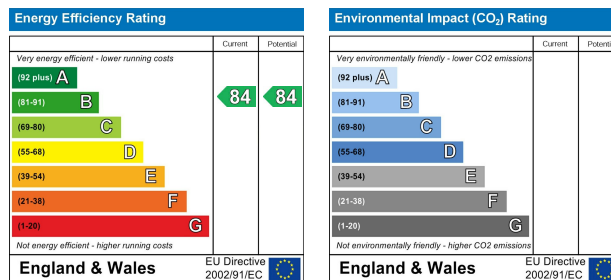
### Ground Floor



Total area: approx. 51.8 sq. metres (557.6 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

## EPC Chart



## 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.