

Apartment 11, St. James South 1 Jessop Avenue, Cheltenham, Auction Guide Price +++ £130,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH MAY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- LEASEHOLD BALCONY FLAT
- 2 BED | 2 BATH | VACANT
- CASH BUYERS ONLY | WAS £245k
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Leasehold SECOND FLOOR BALCONY FLAT (591 Sq Ft) with 2 BEDS | 2 BATH - Suitable for CASH BUYERS ONLY | Was £245k

Apartment 11, St. James South 1 Jessop Avenue, Cheltenham, Gloucestershire, GL50 3SP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 11 St. James South One, Jessop Avenue, Cheltenham, Gloucestershire GL50 3SP

Lot Number 31

The Live Online Auction is on Wednesday 20th May 2026 @ 12:00 Noon
Registration Deadline is on Friday 15th May 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”

THE PROPERTY

A Leasehold second floor balcony flat approached via a stylish communal area with both lift and stairs to the second floor. The accommodation (591 Sq Ft) comprises entrance hall, open plan kitchen / diner with access to the balcony plus master bedroom with en suite and access to balcony with second bedroom and main bathroom.
Double glazed throughout with electric underfloor zonal heating.
Sold with vacant possession.

Tenure - Leasehold

Council Tax - C

EPC - B

Ground Rent - 1 November 2025 - 30 April 2026 £94.93

Management Fee - £886 pa

Length of lease -125 years from 1 May 2005

Parking - Zone 12 residents' permit parking

THE OPPORTUNITY

MODERN APARTMENT

The property is offered in excellent decorative order for immediate occupation or rental in this sought after central block.

CASH BUYERS ONLY | EWS1

The block does not have an EWS1 form which will affect the ability to obtain a mortgage.

We understand the original developers, Persimmon Homes will fund and rectify the issues - please note extract below.

14th August 2025

Further to the recent Fire Risk Appraisal of the External wall Assessment (FRAEW) and subsequent report (PAS9980:2022 standard) that have been generated for the building.

I can confirm that Persimmon will fully fund the identified and relevant fire related defects and consultant costs associated with this building in accordance with our signed Developer Pledge we have with the government department of levelling housing and community (DLUHC). Associated costs will be covered until all fire related remedial works have been completed and an appropriate B1 rating from a EWS1 form has been issued.

Leaseholders/residents will not be asked to pay for life critical fire safety works for the building.

Full copies of all correspondence will be included in the legal pack.

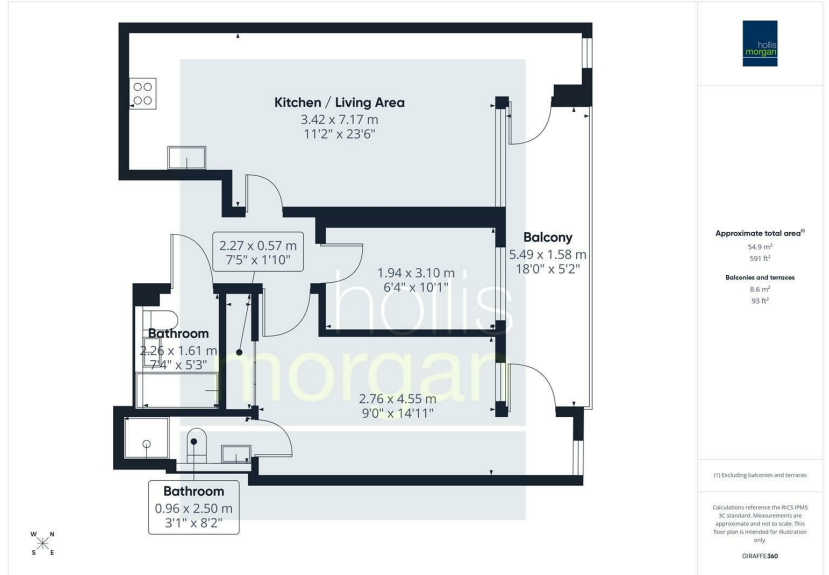
We understand that once the works are completed the EWS1 form will be issued and the block will be suitable for mortgages.

Interested parties are to make their own investigations.

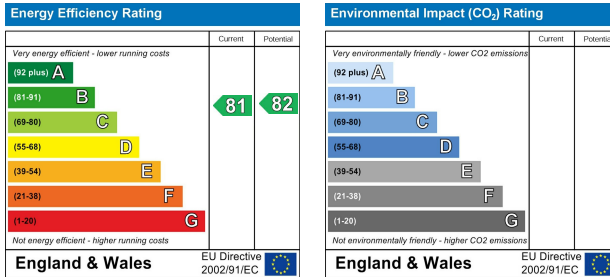
REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents originally with an asking price of £245,000 and more recently £200,000 - now with a reduced guide price for sale by auction.

Floor plan



EPC Chart



9 Waterloo Street
Clifton
Bristol
BS8 4BT

**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.