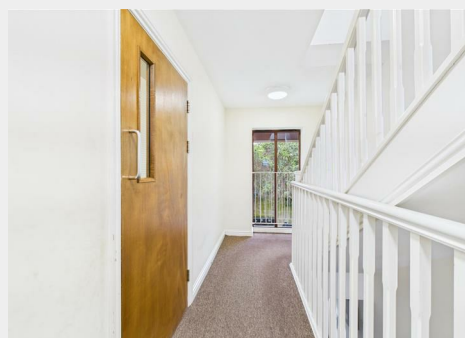


Flat 24, Rock House Bethel Road, St George, Bristol, BS5 7NN

Auction Guide Price +++ £90,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD 2 BED FLAT
- FIRST FLOOR | COSMETIC UPDATING
- RENTAL | OWNER OCCUPIER | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Leasehold VACANT 2 BED FIRST FLOOR FLAT (402 Sq Ft) in this PURPOSE BUILT BLOCK with scope for COSMETIC UPDATING.

Flat 24, Rock House Bethel Road, St George, Bristol, BS5 7NN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 27 Rock House, Bethel Road St George, Bristol, BS5 7NN

Lot Number TBC

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

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"

THE PROPERTY

A Leasehold first floor 2 bedroom flat (402 Sq Ft) with open plan kitchen living space in this purpose built block.
Sold with vacant possession.

Tenure - Leasehold | 999 years from 1st November 2019

Freehold & Management Fees - We are informed by our clients "Service charge has not been levied on this development to date, but once all the flats are sold the freehold will be transferred to the residents and they can arrange management of the building themselves or through their appointed managing agents" (please refer to online legal pack)

Council Tax - A

EPC - B

THE OPPORTUNITY

FIRST FLOOR 2 BED FLAT | COSMETIC UPDATING

The flat has been previously let and is offered with vacant possession with excellent scope for rental or owner occupier subject to some cosmetic updating.

Please refer to independent rental appraisal.

LOCATION

St George is a vibrant and diverse area located in East Bristol close to the City Centre. One of the main advantages of living in St George is its proximity to St George's Park, a beautiful green with a range of facilities, including tennis courts, a children's playground, and a boating lake. St George is also home to a thriving high street, Church Road, which offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets. The area has a strong sense of community, with regular local events and festivals whilst all the amenities of Bristol City centre are nearby.

SOLICITORS

Phillip Hogan

Henriques Griffiths

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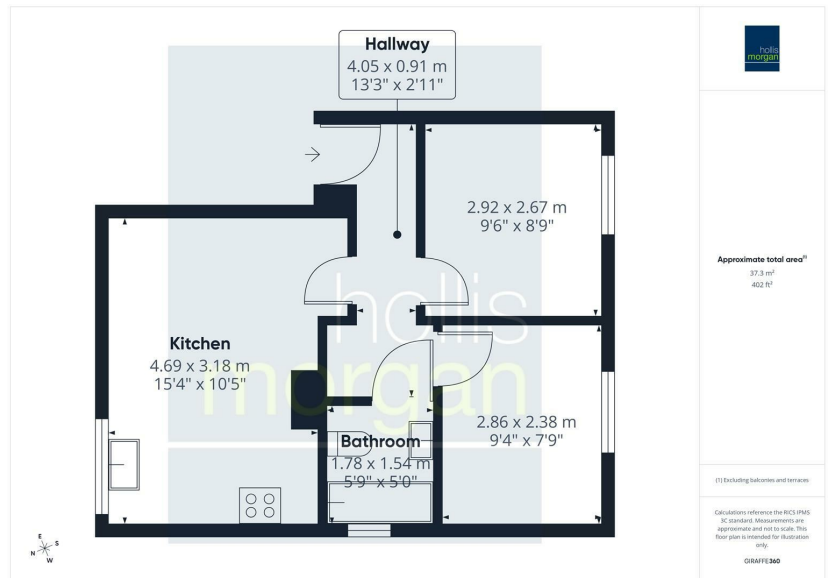
EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

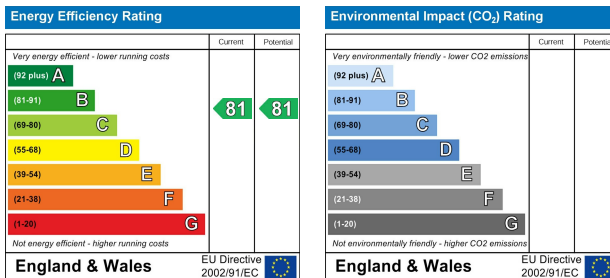
IMPORTANT AUCTION INFORMATION

VIEWINGS

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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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.