

## Flat 20, Cumberland House Norfolk Crescent, City Centre, Auction Guide Price +++ £150,000



- 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 BATH FLAT
- 1 BEDROOM | SEPARATE KITCHEN
- TENANTED - £975 PCM | £11,700 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Leasehold 1 BEDROOM APARTMENT ( 533 Sq Ft ) on this sought after GRADE II LISTED TERRACE moments from Bath city Centre.

# Flat 20, Cumberland House Norfolk Crescent, City Centre, Bath, BA1 2BG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 20 Cumberland House, Norfolk Crescent, Bath BA1 2BG

Lot Number 37

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 apartment set on the rear of this imposing Grade II Listed Terrace with its charming public gardens and just moments from the City Centre of Bath via the Riverside Pathway. The property is positioned on the 2nd / 3rd floor with bright and airy accommodation ( 533 Sq Ft ) arranged as reception room, separate kitchen, bedroom and bathroom in good decorative order.

Sold subject to existing AST tenancy.

Tenure - Leasehold

Council Tax - B

EPC - C

Management Fees - £967.91 pa / £80.60 pcm | April 2026 - April 2027

Ground Rent - £10 pa

Lease length - 215 years from 25th December 1985 ( 174 years remaining )

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £11,700 pa

An excellent investment in this sought after terrace.

The flat is sold subject to the existing AST tenancy.

12 month contract commencing 28th January 2026 @ £975 pcm

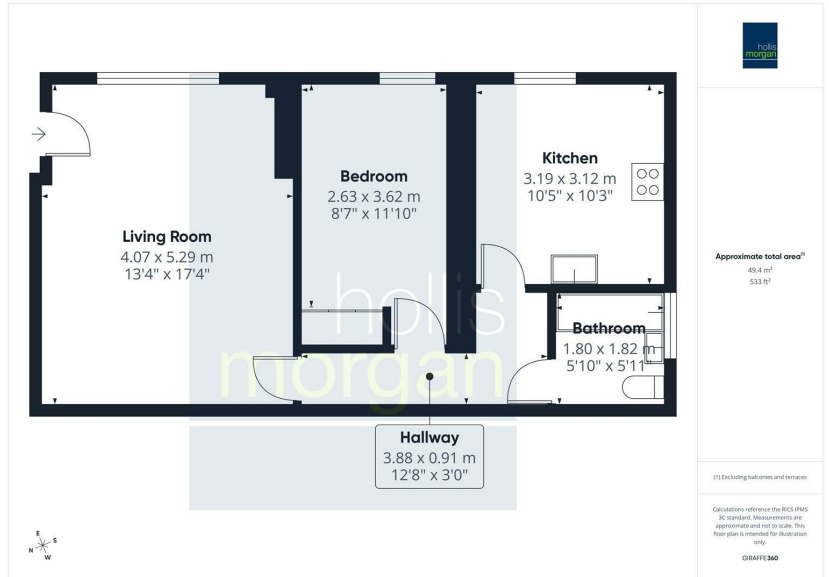
### BASEMENT / CELLAR

Please note there is a basement area that belongs to the flat that could be used as useful storage space.

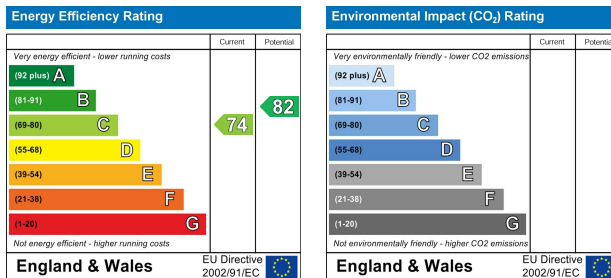
### LOCATION

Norfolk Crescent is situated in the very heart of Bath with The Circus, Brock Street and The Royal Crescent a stroll away. A walk down to Milsom Street and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside London. Bath Spa train station allows access to London Paddington and the M4 (junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector. Bath is one of only three UK World Heritage Cities and this property is ideally placed to walk into Bath and enjoy all it offers including The Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://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.