

## Flat 2, 126 City Road, St Pauls, Bristol, BS2 8YQ

Sold @ Auction £145,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JULY ONLINE AUCTION
- LEASEHOLD 1 BED FLAT
- FIRST FLOOR | SEPARATE KITCHEN
- VACANT | BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - JULY LIVE ONLINE AUCTION - A Leasehold FIRST FLOOR 1 BED FLAT ( 470 Sq Ft ) in need of BASIC UPDATING in this sought after central location.

# Flat 2, 126 City Road, St Pauls, Bristol, BS2 8YQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JULY ONLINE AUCTION \*\*\*

GUIDE £125,000 +++  
SOLD @ £145,000

ADDRESS | Flat 2, 126, City Road, St Pauls, Bristol, BS2 8YQ

Lot Number 12

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30  
Registration Deadline is on Monday 22nd July 2024 @ 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"

### GUIDE PRICE RANGE

The vendors have set a guide price range of £125,000 - £150,000 for this lot.

### THE PROPERTY

A Leasehold one bedroom flat ( 470 Sq Ft ) occupying the first floor of this imposing mid terraced period property with separate kitchen and reception room.

Sold with vacant possession.

Tenure - Leasehold ( New 999 year Lease )

Management Fees - £75.93 pcm

Council Tax - A

EPC - C

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### LOCATION

City Road is ideally positioned for access to Cabot Circus with its comprehensive range of high quality stores and individual shops literally across the road, and Bristol Bus Station, Bristol University, and the Bristol Royal Infirmary only a short walk away. The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

### THE OPPORTUNITY

REQUIRES BASIC UPDATING

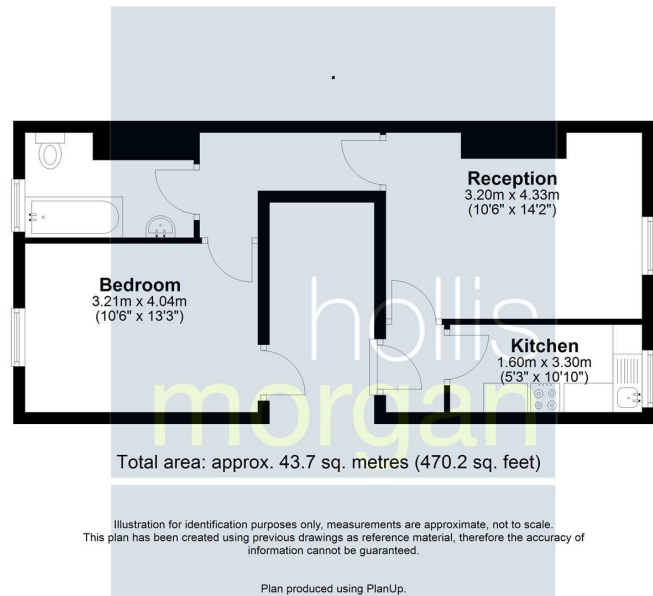
The flat has been let for a number of years ( now vacant ) and would now benefit from basic updating.

### INVESTMENT

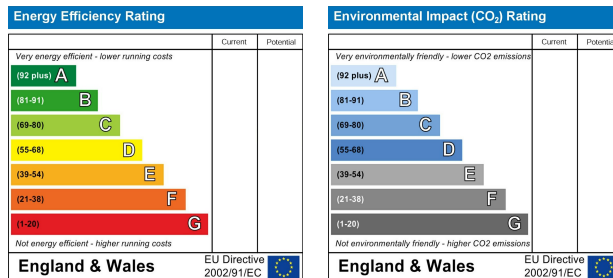
The property has excellent rental prospects in this sought after central location.

Please refer to independent rental appraisal.

## Floor plan



## EPC Chart



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Clifton

Bristol

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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.