

# 113 Cromwell Road, St Andrews, Bristol, BS6 5EX

Auction Guide Price +++ £550,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- FREEHOLD PERIOD BLOCK
- 1 BED | 1 BED | 2 BED
- 2 FLATS REQUIRE UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold PERIOD BLOCK OF FLATS ( 1713 Sq Ft ) | Comprising 3 x Flats with scope for £45k + pa INCOME | Requires BASIC UPDATING

# 113 Cromwell Road, St Andrews, Bristol, BS6 5EX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 113 Cromwell Road, St Andrews, Bristol BS6 5EX

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30  
Registration Deadline is on Monday 12th May 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 Freehold period property with accommodation (1713 Sq Ft) arranged over 3 floors comprising 3 self contained flats.  
Sold subject to existing tenancies in Hall & First Floor Flat | Garden Flat vacant possession upon completion.

Garden Flat - 560 Sq Ft | Private entrance | 2 beds | sole use of rear garden  
Hall Floor Flat - 592 Sq Ft | 1 Bed | Separate Kitchen & Reception  
Top Floor Flat - 560 Sq Ft | 1 Bed | Separate Kitchen & Reception

Tenure - Freehold  
Council Tax - Band A  
EPC - D, D, D

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT | BASIC UPDATING

The flats have been let for many years and the hall and top floor flat would now benefit from basic updating but have scope for an excellent investment or break up opportunity.

There is potential to rearrange the layout of the upper flats to create an open plan kitchen / living space and 2 bedrooms - subject to consents

CURRENT SCHEUDLE OF INCOME | £36,300 pa

Garden Flat - Will be vacant upon completion ( currently £1150 pcm | £13,800 pa )

Hall Floor Flat - £900 pcm | £10,800 pa | AST  
Top Floor Flat - £975 pcm | £11,700 pa | AST  
Total - £36,300 pa

POTENTIAL SCHEDULE OF INCOME | £45,000 pa

Garden Flat - £1350 pcm | £16,200 pa  
Hall Floor Flat - £1200 pcm | £14,400 pa  
Top Floor Flat - £1200 pcm | £14,400 pa  
Total - £45,000 pa

### LOCATION

Cromwell Road is one of the premier roads in St Andrews within easy reach of Cheltenham Road and Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol. There is a railway station nearby connecting with Temple Meads with high speed train services to many parts of the country.



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

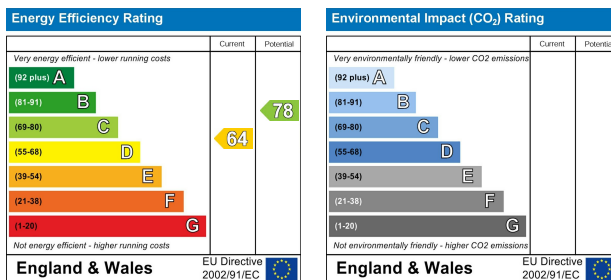
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## Floor plan



## 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.