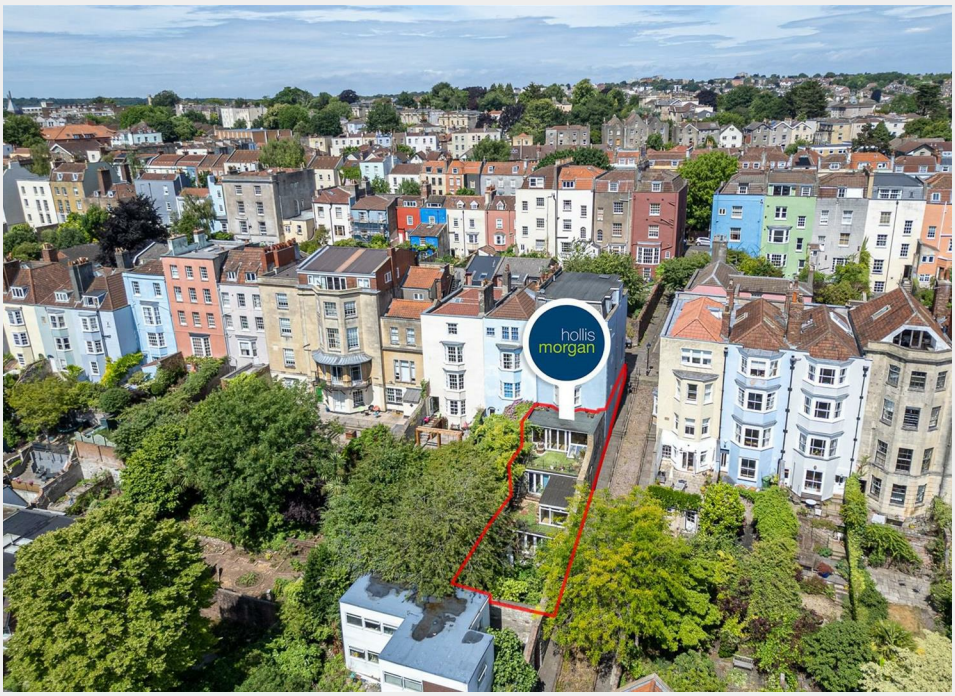
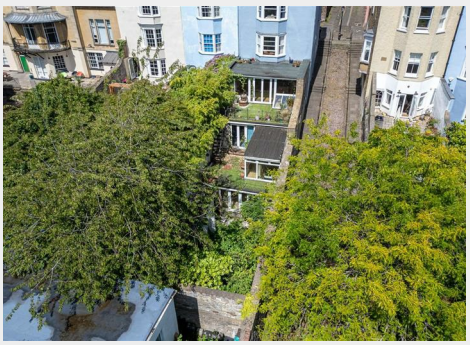
Garden Maisonette, 17 Somerset Street, Kingsdown, Bristol,

Sold @ Auction £285,000





- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JULY LIVE ONLINE AUCTION
- LEASEHOLD TRIPLEX APARTMENT
- 4 BEDS | 4 BATH | 3 OUTSIDE SPACES
- VACANT | REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold 4 BED | 4 BATH triplex apartment (2163 Sq Ft) with 2 TERRACES and GARDEN | Now in need of MODERNISATION

Garden Maisonette, 17 Somerset Street, Kingsdown, Bristol, BS2 8NB

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
*** SOLD @ JULY LIVE ONLINE AUCTION ***

GUIDE PRICE £220,000 +++
SOLD @ £285,000

ADDRESS | Garden Maisonette, 17 Somerset Street, Kingsdown, Bristol BS2 8NB

Lot Number 1

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30
Registration Deadline is on Monday 21st July 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"

PRE AUCTION OFFERS
On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY
A Leasehold property known as the "Garden Maisonette" but is in fact a triplex apartment with accommodation (2163 Sq Ft) arranged over the lower 3 floors of this imposing end of terrace Grade II Listed period property with urban views over the City. The property has a private entrance via a pedestrian path just off Somerset Street leading to the middle level of this interesting and usually spacious accommodation that feels more like a small house than an apartment. The layout is extremely flexible and is currently configured as 4 bedrooms | 4 bathrooms and receptions rooms plus two outside terraces and a lower walled garden.
Sold with vacant possession.

Tenure - Leasehold (999 years from 1987)
Council Tax - Band B
EPC - Exempt (Grade II Listed)
Management Fees - We understand the basement flat is liable for 12/40 (30%) of all service charge costs apart from those relating only to the upper building interior (eg cleaning of staircase, electricity for staircase), and other flats are all liable for 7/40 (17.5%).
The recent rate has been £78 pcm for the basement flat
Please refer to online legal pack
Parking - Residents Parking Zone (RPZ)

THE OPPORTUNITY
REQUIRES MODERNISATION | HUGE POTENTIAL

The property now requires modernisation but has huge potential to create a quirky home or investment with multiple outdoor spaces in this most sought after of locations with excellent access to Bristol University, BRI and the City Centre.
Please refer to independent rental appraisal.

SPLIT INTO MULTIPLE UNITS

Scope to split the property into multiple units.
We understand no planning of this nature has been previously sought.
Interested parties to make their own investigations.
Subject to any consents

Floor plan

EPC Chart

hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
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.