

Flat 3, 22 Rivers Street, Walcot, City Centre, BA1 2QA

Sold @ Auction £295,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH FEBRUARY 2024
- VIDEO TOUR COMING SOON
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY 2024
- LEASEHOLD FIRST FLOOR FLAT
- VACANT | 669 Sq Ft
- REQUIRES UPDATING
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Leasehold 1 BED FIRST FLOOR FLAT (669 Sq Ft) in need of UPDATING and VACANT located in central Bath.

Flat 3, 22 Rivers Street, Walcot, City Centre, BA1 2QA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ FEBRUARY AUCTION ***

GUIDE PRICE £175,000 +++
SOLD @ £295,000

ADDRESS | Flats 3, 22 Rivers Street, Walcot, Bath BA1 2QA

Lot Number 44

The Live Online Auction is on Wednesday 14th February 2024 @ 17:30
Registration Deadline is on Monday 12th February 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”

THE PROPERTY

A Leasehold apartment (669 Sq Ft) located on the first floor of this imposing Grade II Listed terrace in central bath.

Sold with vacant possession.

Tenure - Leasehold residue of 999 years
Mangt Fees - £104 pcm
Council Tax - B
EPC - E

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

THE OPPORTUNITY

FLAT FOR BASIC UPDATING

The flat has been let for many years and would now benefit from basic updating to create a fine home or investment in this incredibly sought after central location.

RENTAL APPRAISAL

What rent could be achieved?

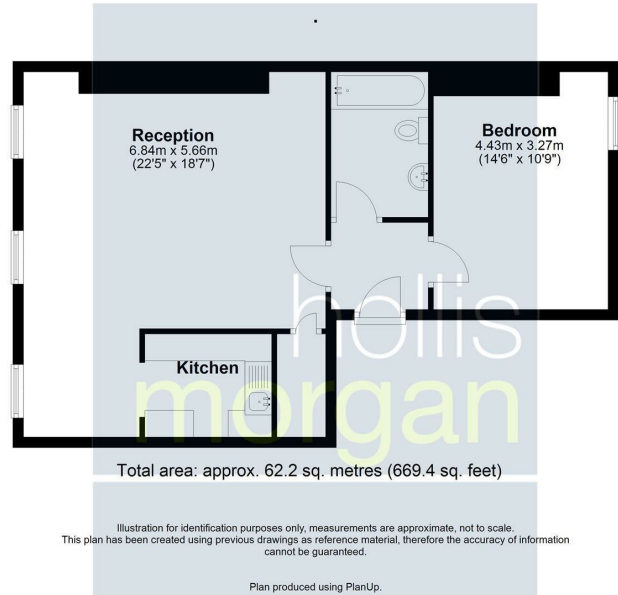
Aspire To Move have extensively reviewed the property and similar listings in the area. The property is in need of refurbishment and our figures are based on the work being completed. With our knowledge of the local market, and considering the current market conditions we would estimate the property could achieve a rental figure in the region of: £900-£1000 PCM

If you would like to discuss this in more detail, then please do not hesitate to contact me on 01225 444333 or email me info@aspiretomove.co.uk.

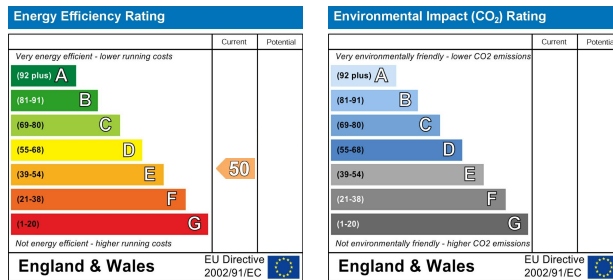
LOCATION

Rivers Street is situated in the very heart of Bath with The Circus 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
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.