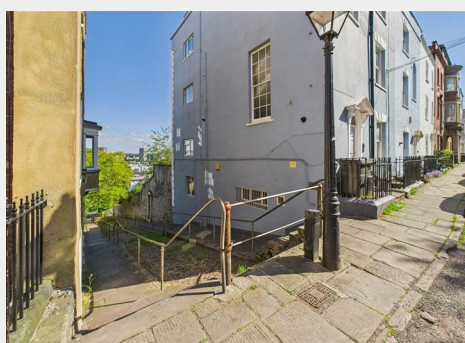
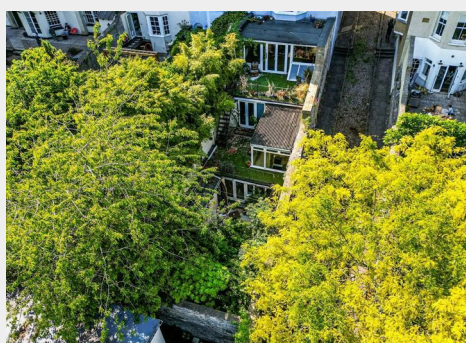
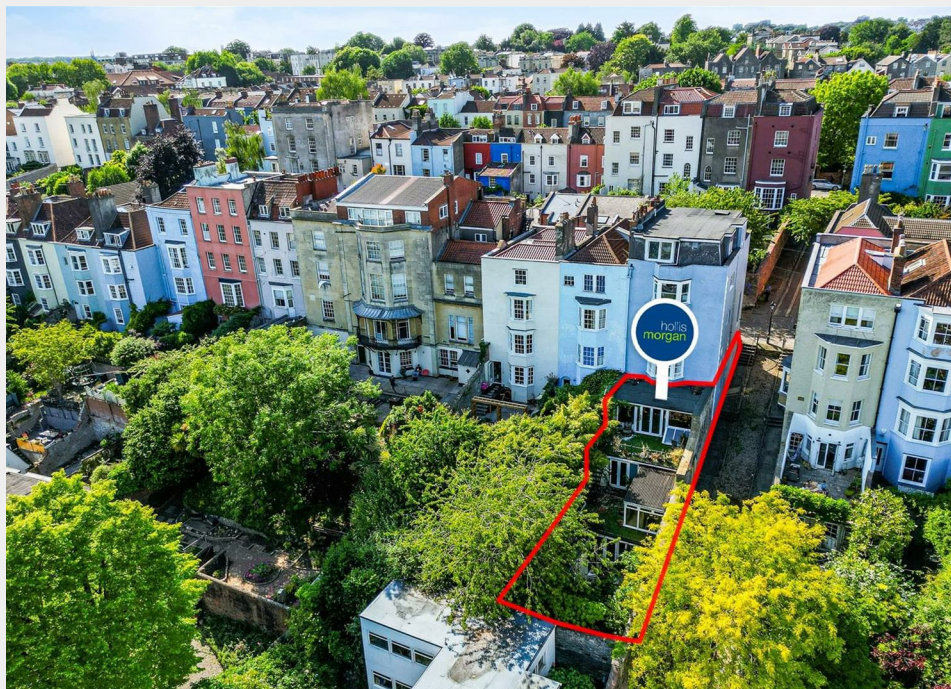


## Garden Maisonette, 17 Somerset Street, Kingsdown, Bristol, Auction Guide Price +++ £220,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- 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

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 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”

### 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 reception 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 - TBC  
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

### LOCATION

Somerset Street and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road.  
The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester Road with its vibrant independent shops, bars and restaurants and the city centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile.

## Floor plan



## EPC Chart



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Clifton

Bristol

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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.