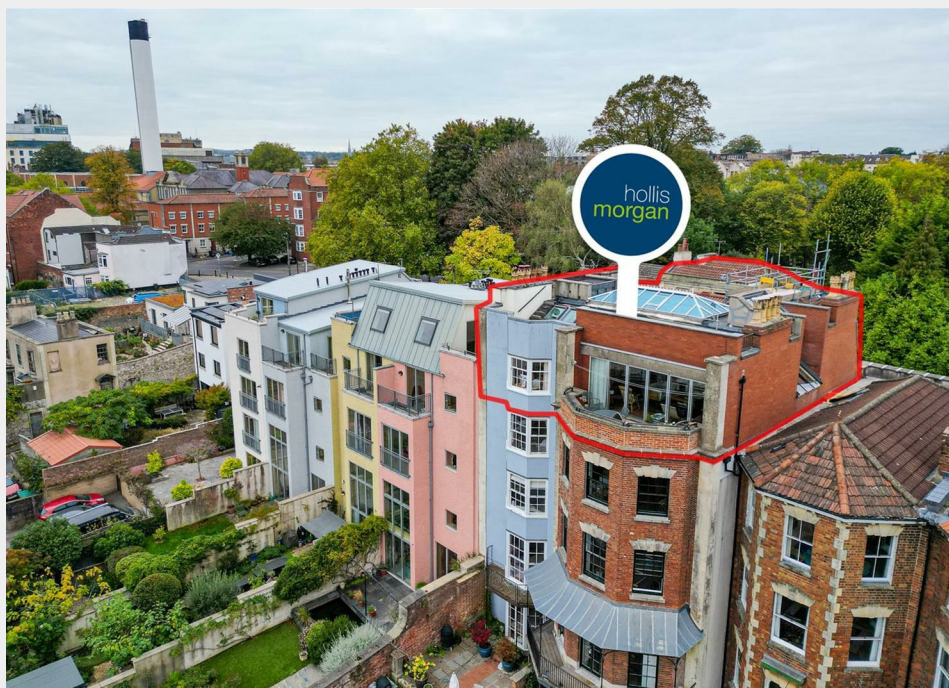


## The Penthouse, 12 Kingsdown Parade, Kingsdown, Bristol, BS6

Sold Prior £410,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD PRIOR TO ONLINE AUCTION
- 3 BED PENTHOUSE APARTMENT
- BALCONY AND CITY VIEWS
- REDUCED - WAS £600K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION –  
Stunning 3 BED PENTHOUSE APARTMENT ( 1160 Sq Ft )  
with CITY VIEWS and BALCONY | Reduced price for Auction  
- was £600k

# The Penthouse, 12 Kingsdown Parade, Kingsdown, Bristol, BS6 5UD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD PRIOR TO ONLINE AUCTION \*\*\*

GUIDE PRICE RANGE £375,000 - £425,000  
SOLD @ £410,000

ADDRESS | The Penthouse, 12 Kingsdown Parade, Kingsdown, Bristol BS6 5UD

Lot Number 20

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon  
Registration Deadline is on Friday 14th November 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”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £375,000 - £425,000 for this lot.

### THE PROPERTY

A stunning penthouse apartment ( 1160 Sq Ft ) set within an imposing Georgian Grade II Listed terrace with outstanding views over the city. The property is accessed via a communal entrance hall ( shared with 1 other property ) and private staircase to the top floor. The stylish accommodation comprises a semi open plan and modern layout with a generous living space with floor to ceiling windows which open onto a private balcony with the aforementioned views. The space also features a wooden floor with underfloor soundproofing, as well as a gas log burner. Dining room, with solid wood parquet flooring with space for both dining and study area and a few steps up to the kitchen. At the other side of the property is the master bedroom with ensuite plus two further bedrooms and a main bathroom. Sold with vacant possession.

Tenure - Leasehold ( 999 years from 1976 ) but owning the Freehold of Maisonette at 12 KDP ( criss-cross lease with the property below - please refer to online legal pack )

Managt Fees - We understand the penthouse is responsibility for maintaining the roof - please refer to online legal pack | No monthly fees

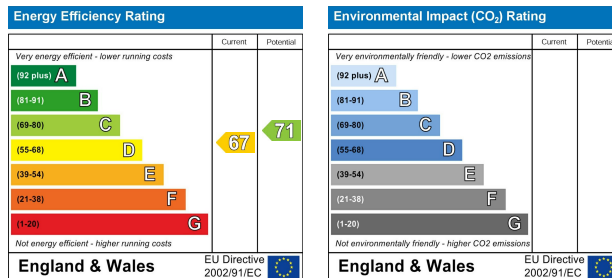
Council Tax - E

EPC - D

## Floor plan



## EPC Chart



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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.