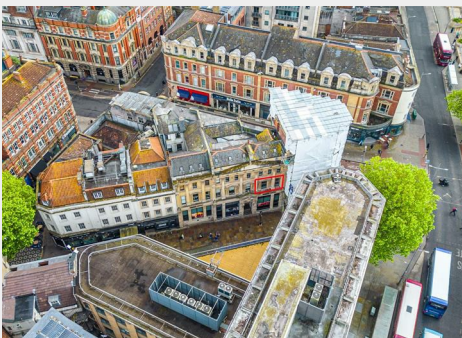


## 1.6, Baldwin Chambers Baldwin Street, City Centre, Bristol, Auction Guide Price +++ £95,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- LEASEHOLD STUDIO APARTMENT
- EX RENTAL | COSMETIC UPDATING
- VACANT | REDUCED - WAS £165K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold CITY CENTRE STUDIO APARTMENT ( 344 Sq Ft ) with Vacant Possession | REDUCED PRICE - was £165k | Ex Rental - COSMETIC UPDATING.

# 1.6, Baldwin Chambers Baldwin Street, City Centre, Bristol, BS1 1RU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1.6 Baldwin Chambers, 1-5 Baldwin Street, City Centre, Bristol BS1 1RU

Lot Number TBC

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 2026 @ 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 studio apartment located on the first floor of this imposing mixed use building located in the heart of the City Centre. The property is accessed via a communal entrance on Baldwin Street adjacent to Tesco but apartment 1.6 is located on the rear of the building overlooking the pedestrianised Clare Street. The accommodation ( 344 Sq Ft ) comprises a bright and airy open plan living space with high ceilings and two large windows plus a separate shower room.

Sold with vacant possession

Tenure - Leasehold

Council Tax - B

EPC - E

Management Fees - £2162.42 pa

Ground Rent - £150 pa

Lease length - 999 Years | 977 Remain

### THE OPPORTUNITY

EX RENTAL | COSMETIC UPDATING

The property would now benefit from some cosmetic updating and has scope for a fine home or investment in this incredibly convenient central location.

Please refer to the independent rental appraisal.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents at £165,000 and more recently £160,000 and now has a reduced guide price for sale by live online auction.

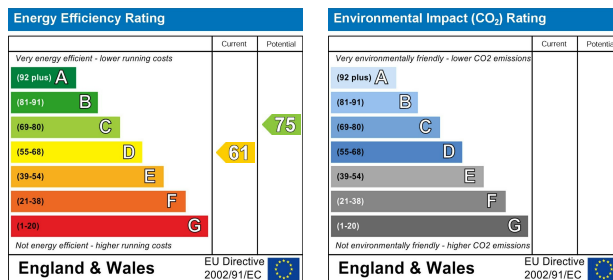
### LOCATION

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

## Floor plan



## EPC Chart



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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.