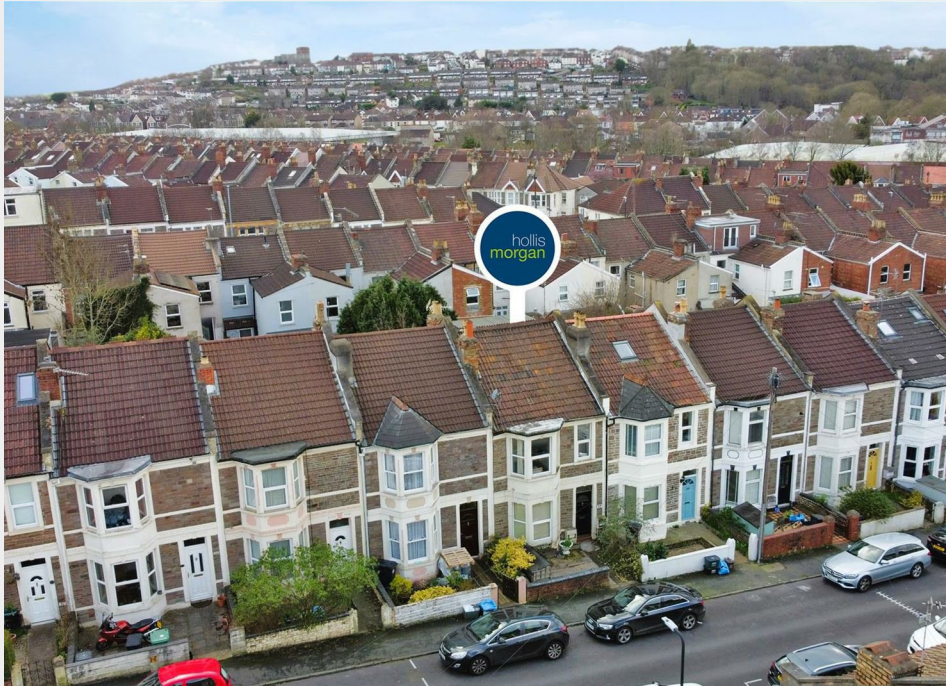


Maple Dene, 32 Sandgate Road, Brislington, Bristol, BS4 3PS

Sold @ Auction £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH APRIL 2024
- LEGAL PACK COMPLETE
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- SOLD @ APRIL ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- 1 BED GARDEN | 2 BED MAISONETTE
- £24,360 PA INCOME | SCOPE BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold BLOCK OF FLATS (1357 Sq Ft) both let producing £24,360 INCOME pa comprising 1 BED GARDEN FLAT and a 2 BED MAISONETTE with scope for BASIC UPDATING.

Maple Dene, 32 Sandgate Road, Brislington, Bristol, BS4 3PS

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ APRIL ONLINE AUCTION ***

GUIDE PRICE £299,000 +++
SOLD @ £325,000

ADDRESS | Maple Dene, 32 Sandgate Road, Brislington, Bristol BS4 3PS

Lot Number 17

The Live Online Auction is on Wednesday 17th April 2024 @ 17:30
Registration Deadline is on Monday 15th April 2024 @ 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"

THE PROPERTY

A Freehold mid terraced period property with accommodation (1357 Sq Ft) arranged over three floors (attic conversion) that has been converted into two self contained flats.

The property is sold subject to existing AST tenancies and has the benefit of being legally split into two leaseholds

Ground Floor - 1 Bedroom Garden Flat
Upper Floors - 2 Bedroom Maisonette

Tenure - Freehold

Council Tax - A

EPC -

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £24,360 PA

Both flats are let on Periodic AST tenancies which are now rolling having been in situ for a number of years.

Ground Floor - £880 pcm | £10,560 pa (tenant vacating on 11th April 2024)

First Floor - £1150 pcm | £13,800 pa

BASIC UPDATING | INCREASE RENTS | BREAK UP

The flats have been let for a number of years and would benefit from basic updating with scope to increase the rental income or break up for resale.

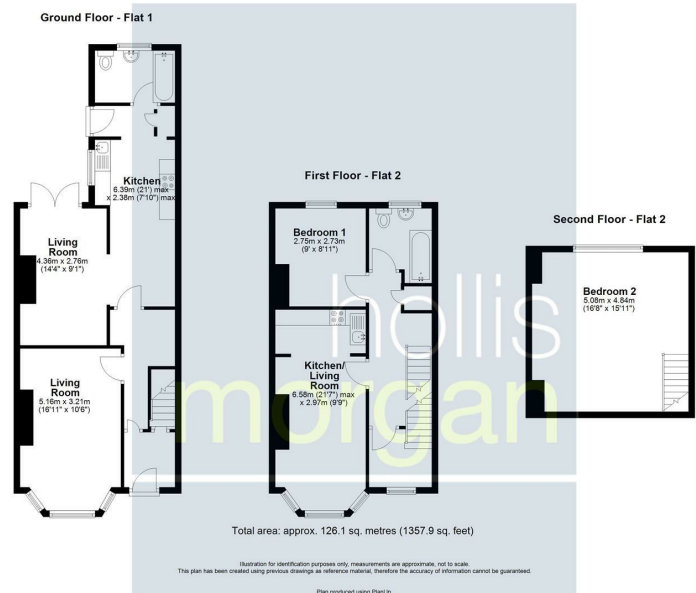
FAMILY HOME

There is huge demand for family homes, especially with the attic conversion, and scope to convert this back into a single dwelling (subject to consents)

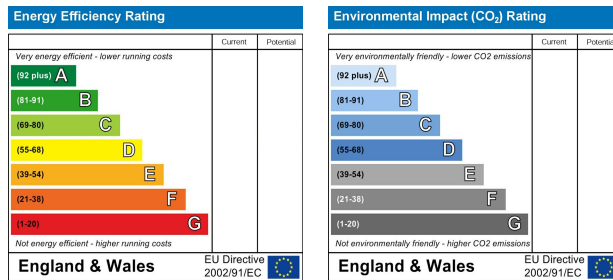
30 Sandgate Road - £471,500 | Oct 2022

22 Sandgate Road - £470,000 | Jul 2022

Floor plan



EPC Chart



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Clifton

Bristol

BS8 4BT

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Email: post@hollismorgan.co.uk

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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.