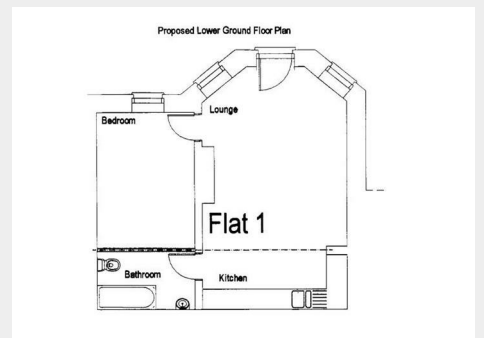


Flat 2 + Basement, 108 Cromwell Road, St Andrews, Bristol, Auction Guide Price +++ £180,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- LEASEHOLD FLAT + BASEMENT
- TENANTED HALL FLOOR FLAT | £1100 pcm | £13,200 pa
- BASEMENT | PLANNING | STUDIO
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Leasehold HALL FLOOR 1 BED FLAT (403 Sq Ft) with PRIVATE GARDEN and an undeveloped BASEMENT with PLANNING for STUDIO FLAT

Flat 2 + Basement, 108 Cromwell Road, St Andrews, Bristol, BS6 5EZ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Hall Floor + Basement + Garden, 108 Cromwell Road, St Andrews, Bristol BS6 5EZ

Lot Number 12

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30
Registration Deadline is on Monday 17th June 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 one bedroom flat set within this imposing period property in an elevated position in popular St Andrews. Flat 2 is located on the hall floor at the front of the building with accommodation (403 Sq Ft) comprising open plan kitchen diner with large bay window, bedroom and bathroom. In addition is the undeveloped basement and sole use of the front garden. Sold subject to existing tenancy.

Tenure - Leasehold | New 999 year Lease

Management Fees - £50 pcm

Council Tax - A

EPC - C

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

RESI INVESTMENT

The flat is sold subject to the existing AST tenancy which commenced 11/03/2024 and is producing £1100 pcm | £13,200 pa

DEVELOPMENT | STUDIO FLAT

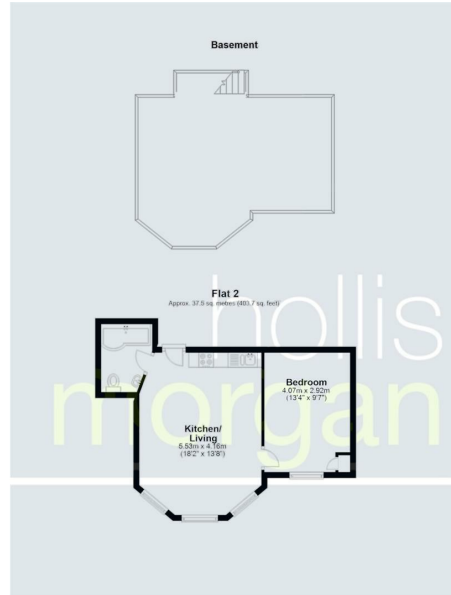
The lot includes the large undeveloped basement area directly below flat 2 with access via the hatch on the front elevation.

Planning was granted to converted this into a studio flat but was never completed during the original conversion.

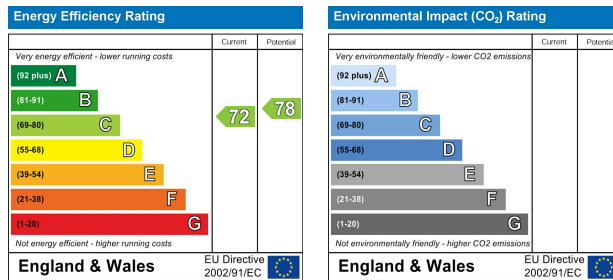
Scope to complete these works or reinstate it into the existing flat 2 Subject to any additional consents but we understand the planning is still active via previous underpinning and the creation of a new opening to the flat (with management company approval)

NB - The basement flat is referenced as flat 1 in the original planing but the works on that unit were undertaken.
07/00684/F | Conversion of existing dwelling house into 6no. flats including the erection of 2 no single storey rear extensions. | 108 Cromwell Road Montpellier Bristol BS6 5EZ

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.