

## Flat 5, 22 Rivers Street, Walcot, Bath, BA1 2QA

Auction Guide Price +++ £230,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH DECEMBER 2024
- WATCH VIDEO TOUR
- LEGAL PACK COMPLETE
- VIEWINGS - REFER TO DETAILS
- DECEMBER LIVE ONLINE AUCTION
- LEASEHOLD TOP FLOOR FLAT
- 2 BEDS | 806 Sq Ft | VACANT
- REQUIRES BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Leasehold TOP FLOOR 2 BED FLAT ( 806 Sq Ft ) in need of BASIC UPDATING and offered with VACANT possession.

# Flat 5, 22 Rivers Street, Walcot, Bath, BA1 2QA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 5, 22 Rivers Street, Bath BA1 2QA

Lot Number 27

The Live Online Auction is on Wednesday 11th December 2024 @ 17:30  
Registration Deadline is on Monday 9th December 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 two bedroom flat ( 806 Sq Ft ) located on the top floor of this imposing Georgian terrace with separate kitchen, reception and bathroom.  
Sold with vacant possession.

Tenure - Leasehold ( New 999 year lease )

Management Fees - 132.96 pcm

Council Tax - Band B

EPC - D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FLAT FOR BASIC UPDATING

The flat has been let for many years and now requires basic updating but has scope for a fine home or investment in this incredibly sought after central location.

### LOCATION

Rivers Street is situated in the very heart of Bath with The Circus and The Royal Crescent a stroll away. A walk down to Milsom Street and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside London. Bath Spa train station allows access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector. Bath is one of only three UK World Heritage Cities and this property is ideally placed to walk into Bath and enjoy all it offers including The Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year.

### RENTAL APPRAISAL

What rent could be achieved?

Aspire To Move have extensively reviewed the property and similar listings in the area. The property is in need of refurbishment and our figures are based on the work being completed. With our knowledge of the local market, and considering the current market conditions we would estimate the property could achieve a rental figure in the region of: £1500 - £1600 PCM. If you would like to discuss this in more detail, then please do not hesitate to contact me on 01225444333 or email me info@aspiretomove.co.uk

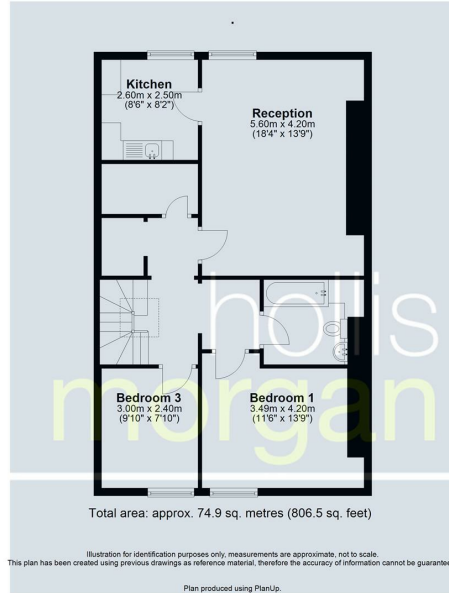
### SOLICITORS & COMPLETION

Solicitor Contact TBC

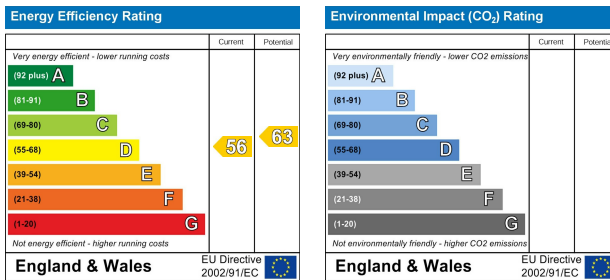
### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

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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.