

TFF, 54 St. Pauls Road, Clifton, Bristol, BS8 1LP

Auction Guide Price +++ £175,000



- FOR SALE BY ONLINE AUCTION
- AUCTION DATE TBC
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- AUCTION DATE TO BE CONFIRMED
- LEASEHOLD 2 BED FLAT
- PROTECTED TENANT
- TOP FLOOR | REQUIRES UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – LIVE ONLINE AUCTION – A Leasehold TOP FLOOR 2 BED FLAT (821 Sq Ft) subject to PROTECTED TENANCY producing £675 pcm | £8,100 pa

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Top Floor Flat 54 St Pauls Road, Clifton, Bristol BS8 1LP

AUCTION DATE TBC

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 Leasehold flat occupying the top floor of this imposing semi detached period property with spacious 2 bedroom accommodation (821 Sq Ft) plus reception, kitchen and bathroom.

Sold subject to existing protected tenancy.

Tenure - Leasehold (Remainder of 999 years)
Management Fees - No monthly charge | Managing agent puts in a request for monies when there is expenditure on the building/insurance due etc (refer to online legal pack)
Council Tax - Band C
EPC - TBC
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

RESIDENTIAL INVESTMENT | PROTECTED TENANT

The property is sold subject to a protected / assured tenancy having been in occupation since circa 1984.
The current rent is £675 pcm | £8,100 pa
The rent increases via the Valuation Office Agency approximately every two years.
Please refer to online legal pack.

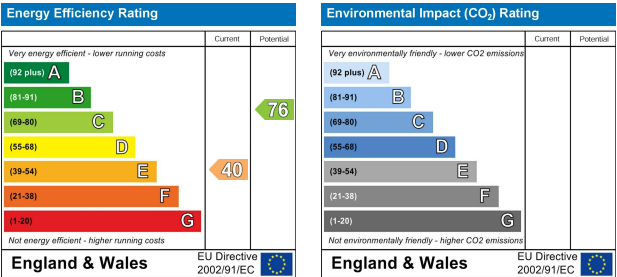
SCHEDULE OF RENT INCREASES SINCE 2014

1st August 2014 - £525 pcm | £6,300 pa
15th July 2016 - £595 pcm | £7,140 pa
15th July 2018 - £620 pcm | £7,440 pa
13th August 2020 - £645 pcm | £7,740 pa
1st April 2023 - £675 pcm | £8,100 pa

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

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Please refer to our website for further details.