

## 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 - E

### 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.

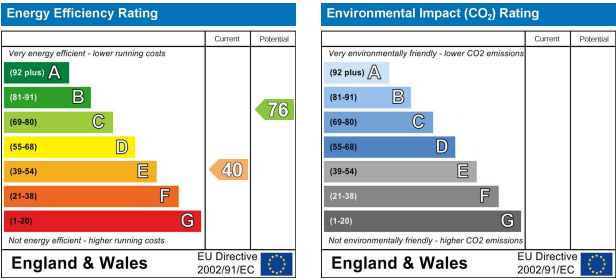
### SCHEDULE OF RENT INCREASES SINCE 2014

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



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## Auction Property Details Disclaimer

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