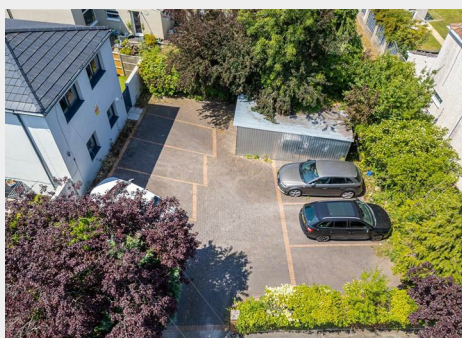


## 227 Lodge Causeway, Fishponds, Bristol, BS16 3QN

Auction Guide Price +++ £950,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD MODERN BLOCK
- 7 FULLY LET APARTMENTS
- £94,140 pa INCOME | SCOPE TO INCREASE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold MODERN BLOCK OF 7 APARTMENTS ( 2623 Sq Ft ) with 7 x PARKING | FULLY LET producing £94,140 pa with scope to increase INCOME.

# 227 Lodge Causeway, Fishponds, Bristol, BS16 3QN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats 1 - 7, 227 Lodge Causeway, Fishponds, Bristol BS16 3QN

Lot Number TBC

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30  
Registration Deadline is on Monday 15th September 2025 @ 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 Modern detached Freehold block ( 2623 Sq Ft ) completed in 2015 comprising 7 self contained apartments with 1 and 2 bed accommodation ( plus 1 studio ) arranged over two floors with 7 parking spaces and gardens to the rear located on Lodge Causeway and just moments from the amenities of Fishponds Road and a short distance to the City Centre.  
Sold subject to existing tenancies

Tenure - Freehold

Council Tax - Flats 1, 2, 3, 4, 5, 7 - Band A | Flat 6 - Band B

EPC - D

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £96,540 pa

The property is a high yielding residential investment let on AST contracts.  
Current Monthly Total £7845 pcm | £94,140 pa  
Potential ( Flat 6 increased from £950 to £1150 pcm ) £8045 pcm | £96,540 pa

AIR B & B | SHORT TERM LETTING

We understand the pre covid the block was successfully run as short term / Air B & B style accommodation.

### BONUS DEVELOPMENT

There is potential for further development to the rear of the block in the car park area.  
Interested parties will note the planning history ( 18/01012/F ) and please refer to proposed block plan in the auction particulars.  
Subject to gaining the necessary consents.

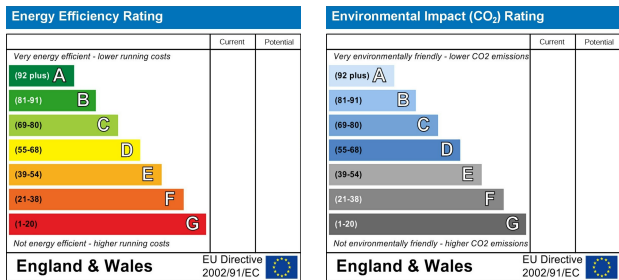
### PARKING

There is one space available for each flat.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://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.