

Flat 3, Balloon Court 18 Cave Street, St Pauls, Bristol, BS2 8AG

Auction Guide Price +++ £115,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- LEASEHOLD PURPOSE BUILT FLAT
- LET ON AST | SCOPE TO INCREASE RENT
- GROUND FLOOR | 1 BED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Leasehold GROUND FLOOR 1 BED FLAT (389 Sq Ft) in this CENTRAL PURPOSE BUILT BLOCK just moments from Cabot Circus.

Flat 3, Balloon Court 18 Cave Street, St Pauls, Bristol, BS2 8AG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 3, Balloon Court, 18 Cave Street St Pauls, Bristol, BS2 8AG

Lot Number 46

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00
Registration Deadline is on Friday 14th November 2025 @ 17:00

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"

GUIDE PRICE RANGE

The vendors have issued a guide price range of £115,000 - £145,000 for this lot.

THE PROPERTY

A Leasehold self contained flat located on the ground floor of this purpose built block. The property is accessed via the communal entrance with accommodation (389 Sq Ft) comprising open plan kitchen / diner / living space plus double bedroom and bathroom and is offered in good decorative order.
Sold subject to existing tenancy.

Tenure - Leasehold
Council Tax - A
EPC - C
Management Fees - £125 pcm
Lease length - 999 years from 01/01/2006

THE OPPORTUNITY

RESIDENTIAL INVESTMENT

The flat is let to professional tenants who have been in situ since 2016 paying £650pcm on an AST contract.
Please refer to legal pack for copy of AST
Please refer to independent rental appraisal as scope to increase rent.

RECENT WORKS TO BUILDING

We are informed an NHBC claim has partly funded and now completed for external and internal works including the roof and decked areas
Please refer to legal pack.

RENTAL APPRAISAL

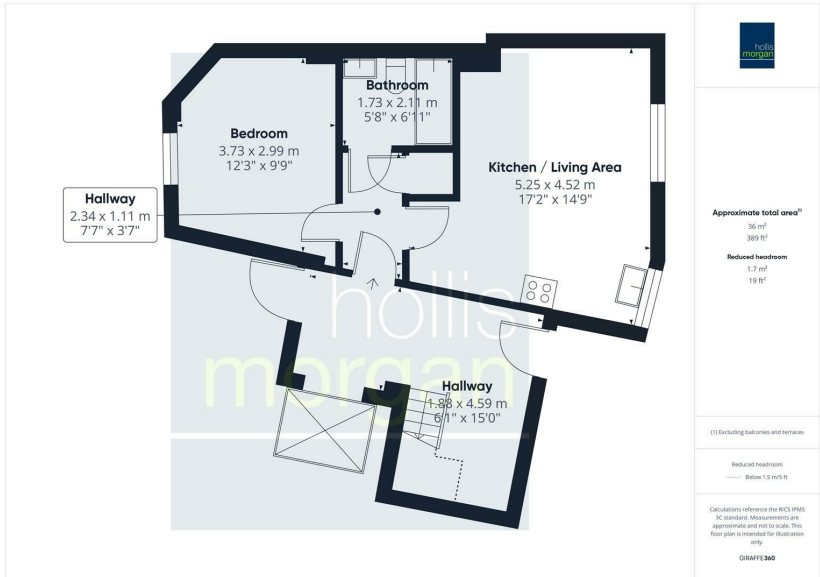
What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

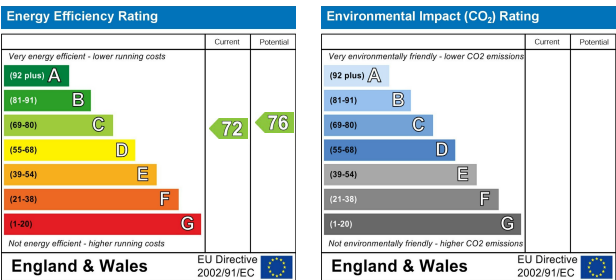
Flat 3, Balloon Court – £1000pcm - £1100pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

Floor plan



EPC Chart



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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.