

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

Auction Guide Price +++ £75,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD PURPOSE BUILT FLAT
- LET ON AST | SCOPE TO INCREASE RENT
- GROUND FLOOR | 1 BED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY 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 11th February 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th February 2026 @ 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”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £75,000 - £100,000 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 - The annual service charge for 2025 was £1670.62, which equates to £139.20 per month. There is also a contribution to the reserve fund of £770 which is collected annually, this equates to £65 per month.  
Total - £204.20 per month.

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.

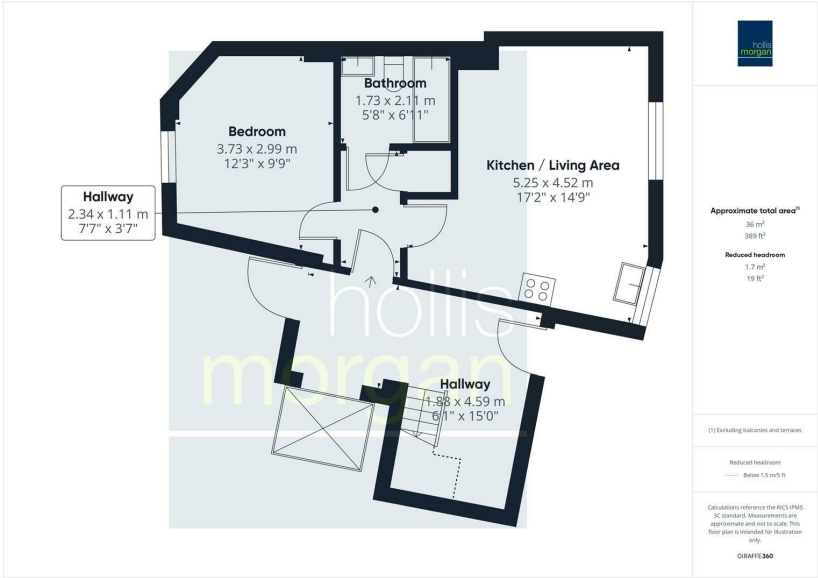
### RECENT WORKS TO BUILDING

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.

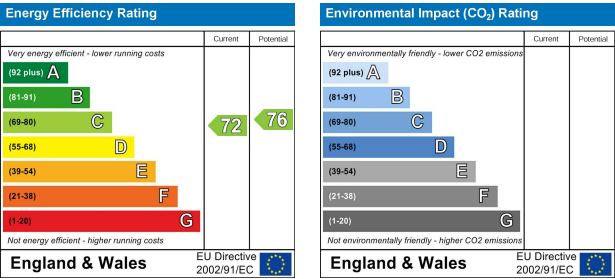
### MANAGEMENT FEES 2026

Please note the current owner has already paid the 2026 service charges in full

## 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

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.