

The Penthouse, 12 Kingsdown Parade, Cotham, Bristol, BS6

Auction Guide Price +++ £450,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- 3 BED PENTHOUSE APARTMENT
- BALCONY AND CITY VIEWS
- REDUCED - WAS £600K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION –
Stunning 3 BED PENTHOUSE APARTMENT (1160 Sq Ft)
with CITY VIEWS and BALCONY | Reduced price for Auction
- was £600k

The Penthouse, 12 Kingsdown Parade, Cotham, Bristol, BS6 5UD

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The Penthouse, 12 Kingsdown Parade, Bristol, BS6 5UD

Lot Number TBC

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon
Registration Deadline is on Friday 14th November 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 stunning penthouse apartment (1160 Sq Ft) set within an imposing Georgian Grade II Listed terrace with outstanding views over the city. The property is accessed via a communal entrance hall (shared with 1 other property) and private staircase to the top floor. The stylish accommodation comprises a semi open plan and modern layout with a generous living space with floor to ceiling windows which open onto a private balcony with the aforementioned views. The space also features a wooden floor with underfloor soundproofing, as well as a gas log burner. Dining room, with solid wood parquet flooring with space for both dining and study area and a few steps up to the kitchen. At the other side of the property is the master bedroom with ensuite plus two further bedrooms and a main bathroom. Sold with vacant possession.

Tenure - Leasehold (999 years from 1976) but owning the Freehold of Maisonette at 12 KDP (criss-cross lease with the property below - please refer to online legal pack)
Mangt Fees - We understand the penthouse is responsibility for maintaining the roof - please refer to online legal pack | No monthly fees
Council Tax - E
EPC - D

THE OPPORTUNITY

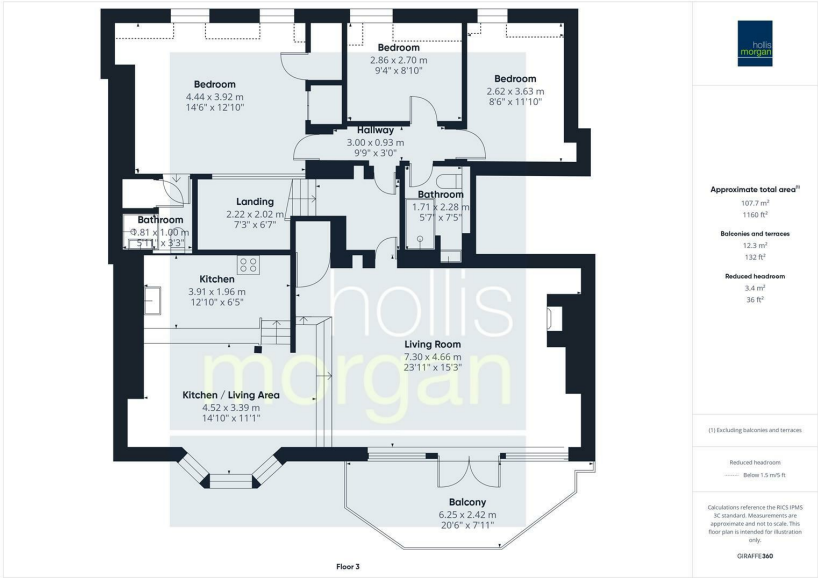
KINGSDOWN PENTHOUSE | REDUCED PRICE FOR AUCTION

The penthouse now offers exceptional value with scope for a fine home or investment in this sought after location.
The property was previously listed with respected local agents with an asking price of £600,000 and now has a reduced guide price for sale by auction.
Please refer to independent rental appraisal.

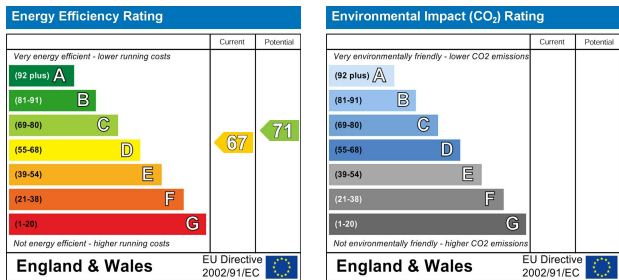
NB

Please note the roof has been recently replaced - please refer to online legal pack.
There is currently scaffolding on the building in order to fix a neighbouring properties skylight - we understand this will be resolved prior to completion.

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

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Please refer to our website for further details.