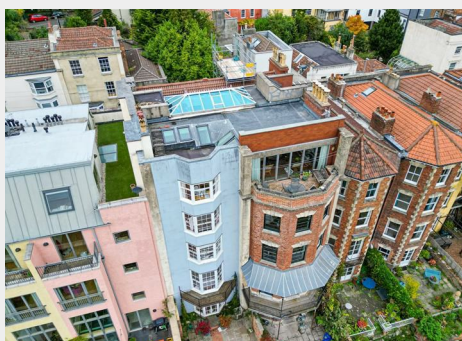


# The Penthouse, 12 Kingsdown Parade, Kingsdown, Bristol, BS6

Auction Guide Price +++ £375,000



- 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, Kingsdown, Bristol, BS6 5UD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

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

Lot Number 20

\*\*\* 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 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 £375,000 - £425,000 for this lot.

### 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 )

Managt 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.

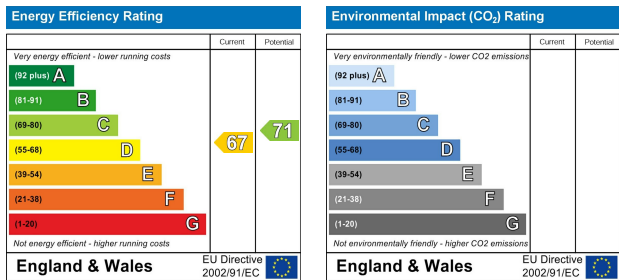
NB

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



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.