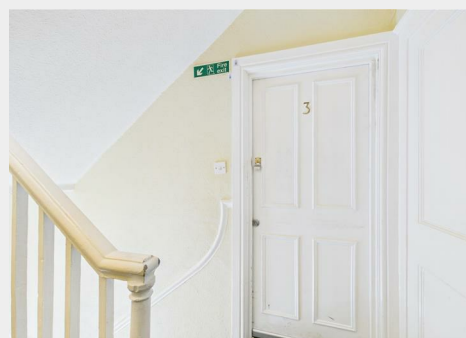
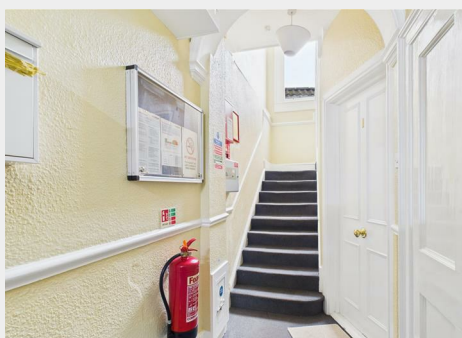


Flat 3, 38 Rivers Street, Walcot, Bath, BA1 2QA

Auction Guide Price +++ £125,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- LEASEHOLD SECOND FLOOR FLAT
- STUDIO | BASIC UPDATING
- SCOPE FOR 1 BED stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - A Leasehold SECOND FLOOR STUDIO APARTMENT (315 Sq Ft) VACANT and now requires BASIC UPDATING | Potential for 1 BED stc

Flat 3, 38 Rivers Street, Walcot, Bath, BA1 2QA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 3, 38 Rivers Street, Walcot, Bath BA1 2QA

Lot Number TBC

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

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon
Registration Deadline is on Friday 5th December 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"

THE PROPERTY

A Leasehold studio apartment (315 Sq Ft) located on the second floor of this imposing Grade II Listed terrace in central bath.
Sold with vacant possession

Tenure - Leasehold | New 999 year
Council Tax - A
EPC - TBC
Buildings Insurance - £9.91 pcm
Management fee - £16.67 pcm *
Sinking Fund - £37.50 pcm
Service Charges - £143.13 pcm

THE OPPORTUNITY

FLAT | BASIC UPDATING | 1 BED

The flat has been let for many years and would now benefit from basic updating to create a fine home or investment in this incredibly sought after central location.
There is scope to rearrange the layout to create a one bedroom flat | subject to gaining the necessary consents.
Please refer to independent rental appraisal.

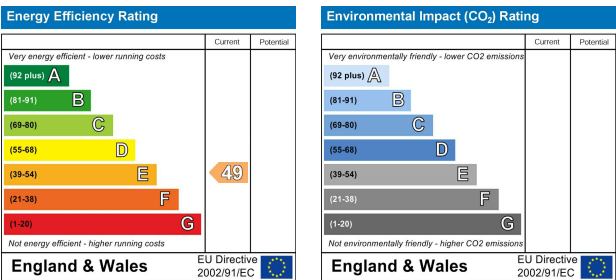
MANAGEMENT FEES | FREEHOLD

Flat 3 is the last flat the Freeholder owns within the block.
The intention is to offer the Freehold to the Leaseholders of 38 Rivers Street following completion to form their own management company
There is scope to eventually agree a lower management fee subject to agreement with fellow leaseholders.
Please refer to online legal pack.

Floor plan



EPC Chart



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Bristol

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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.