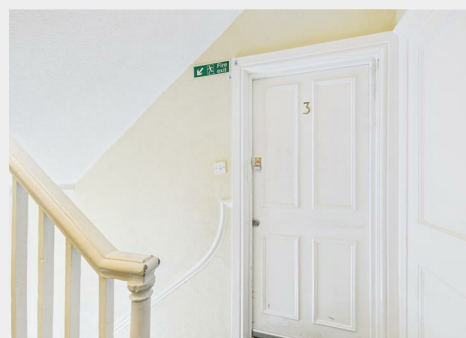
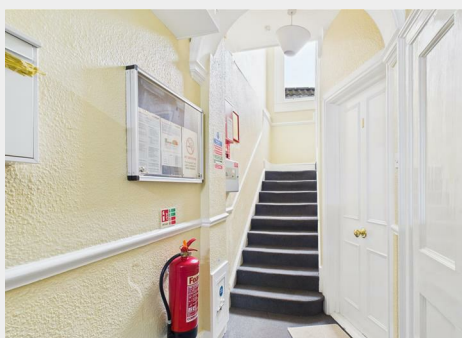


## Flat 3, 38 Rivers Street, Walcot, Bath, BA1 2QA

Auction Guide Price +++ £125,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD SECOND FLOOR FLAT
- STUDIO | BASIC UPDATING
- SCOPE FOR 1 BED stc
- EXTENDED 4 WEEK COMPLETION

Hollis Morgan – FEBRUARY 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 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"

### 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 - D

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.

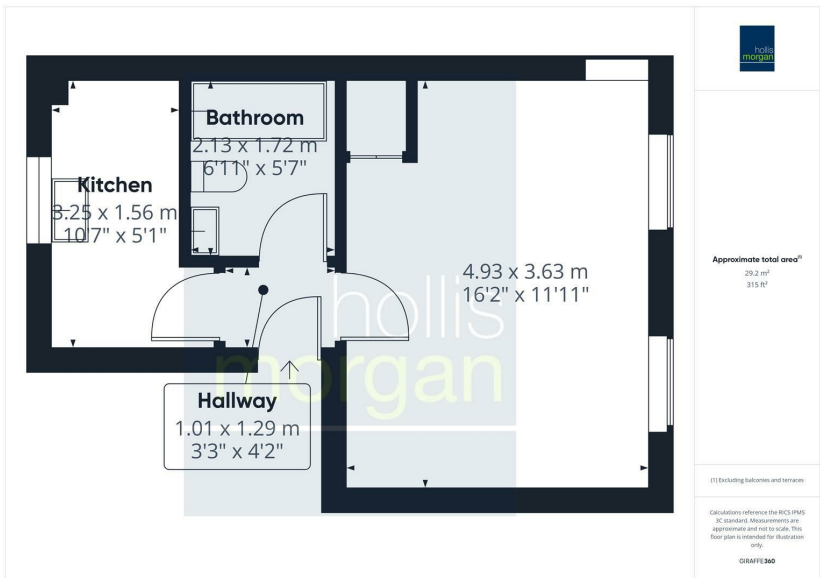
There is scope to rearrange the layout to create a one bedroom flat | subject to gaining the necessary consents.

Please refer to independent rental appraisal.

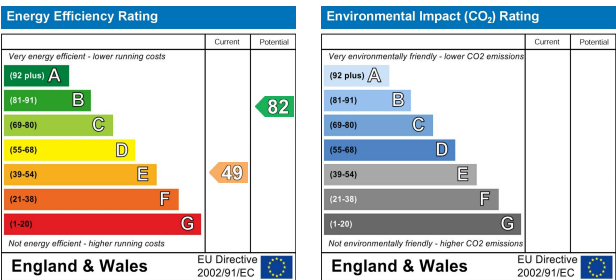
MANAGEMENT FEES | FREEHOLD

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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Clifton

Bristol

BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.