

## Garden Flat, 63 Newbridge Hill, Newbridge, Bath, BA1 3PR

Auction Guide Price +++ £395,000



- 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 GARDEN APARTMENT
- COSMETIC UPDATING | PARKING
- REDUCED - WAS £575K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Leasehold 2 BED | 2 BATH | 2 REC | 2 PARKING GARDEN APARTMENT with scope for COSMETIC UPDATING | REDUCED price for Auction - was £575k

# Garden Flat, 63 Newbridge Hill, Newbridge, Bath, BA1 3PR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Garden Flat, 63 Newbridge Hill, Newbridge, Bath BA1 3PR

Lot Number 40

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 spacious Leasehold lower ground floor garden apartment set in a Grade II Listed building that has been converted into 3 self contained luxury apartments with a range of local amenities including a Michelin star restaurant on Chelsea Road yet just under a one mile walk from the world famous Bath city centre. The apartment is approached via a lane to the side of the main house with off street parking for 2 vehicles and gated access into the private southerly facing mature gardens. The accommodation ( 1061 Sq Ft ) is approached via a private entrance porch leading into a study area with patio doors opening onto the garden, adjacent is the reception room with period fire place which leads to the Kitchen Diner again with patio doors to the private garden. There are two bedrooms with one en suite plus a family bathroom plus a large storage cupboard.  
Sold with vacant possession.

Tenure - Leasehold | Share of Freehold via Mangt Company

Council Tax - D

EPC - D

Management Fees - £2,400 pa ( Circa £8,400 in Fund | 2026 Building Insurance Paid )

Ground Rent - £200 pa

Lease length - 999 | circa 982 years remaining

Please refer to online legal pack.

### THE OPPORTUNITY

PRIME GARDEN FLAT | COSMETIC UPDATING

The property has been a happy home for many years but now has scope for cosmetic updating to create a wonderful garden apartment suitable for both owner occupiers and investors in this highly sought after location.  
Please refer to independent rental appraisal.

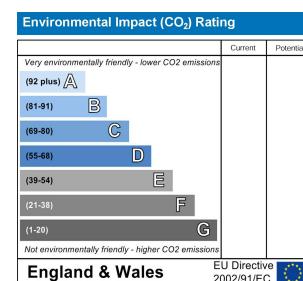
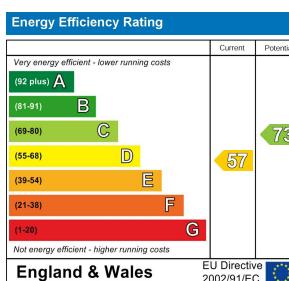
### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local residential agents with an asking price of £575,000 and more recently £525,000 and now has a reduced guide price for sale by auction.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.

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