

estate agents **auctioneers**



381 Bath Road, Arnos Vale, Bristol, BS4 3EU

Guide Price £560,000



Hollis Morgan - A Freehold INVESTMENT OPPORTUNITY comprising a BLOCK OF FLATS ( 1603 Sq Ft ) with 7 BED | 5 BATH producing £57,180 pa

- FREEHOLD
- RESI INVESTMENT
- BLOCK OF FLATS
- 1603 Sq Ft
- CONVERTED IN 2023
- 3 BED GROUND FLOOR
- £1995 PCM | £23,940 PA
- 4 BED MAISONETTE
- £2770 PCM | £33,240 PA
- TOTAL INCOME £57,180 pa

### THE PROPERTY

A recently converted ( 2023 ) Freehold block of two flats ( 1603 Sq Ft ) in this sought after central location. The property is arranged as a self contained 3 bedroom ground floor flat ( 871 Sq Ft ) and 4 bedroom maisonette ( 431 Sq Ft ) on the upper floors. Sold subject to existing tenancies.

### SCHEDULE OF INCOME

Ground Floor Flat - Let on AST producing £1995 pcm  
First Floor Flat - Let on AST producing £2770 pcm  
Total - £4765 pcm | £57,180

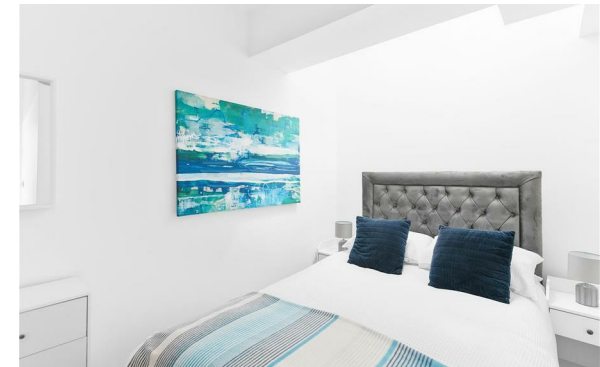
We understand new AST contract beginning 1st August 2024

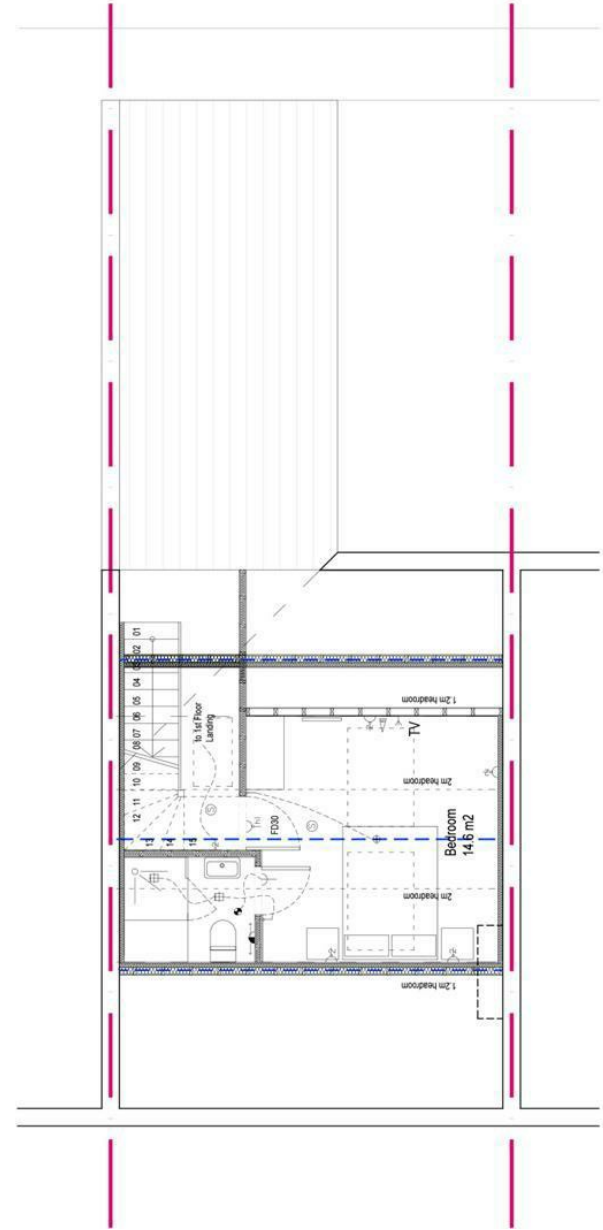
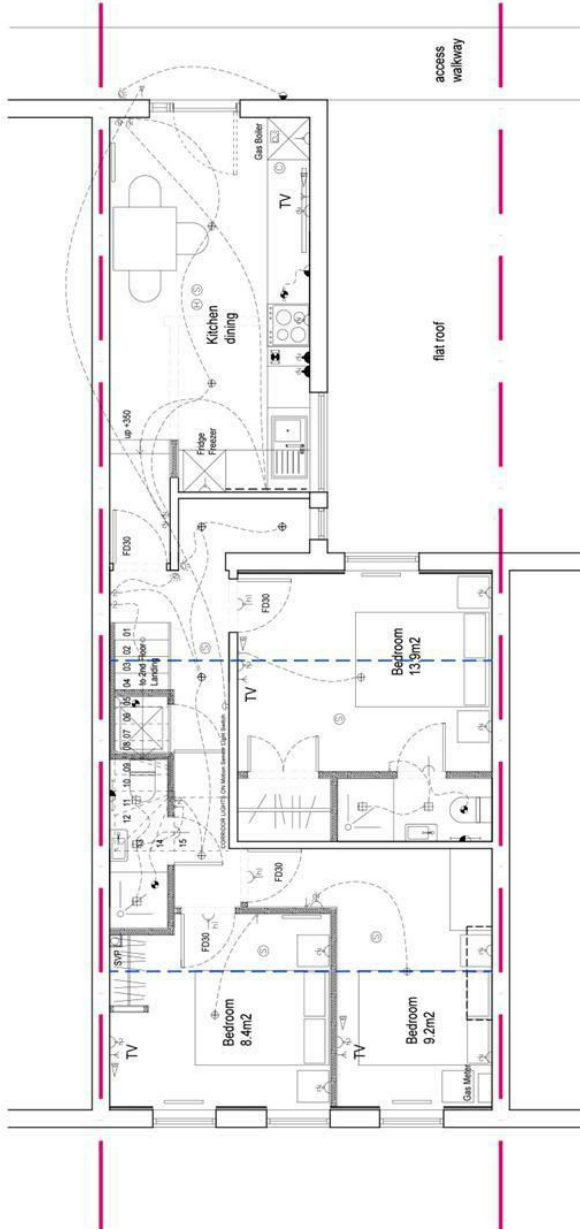
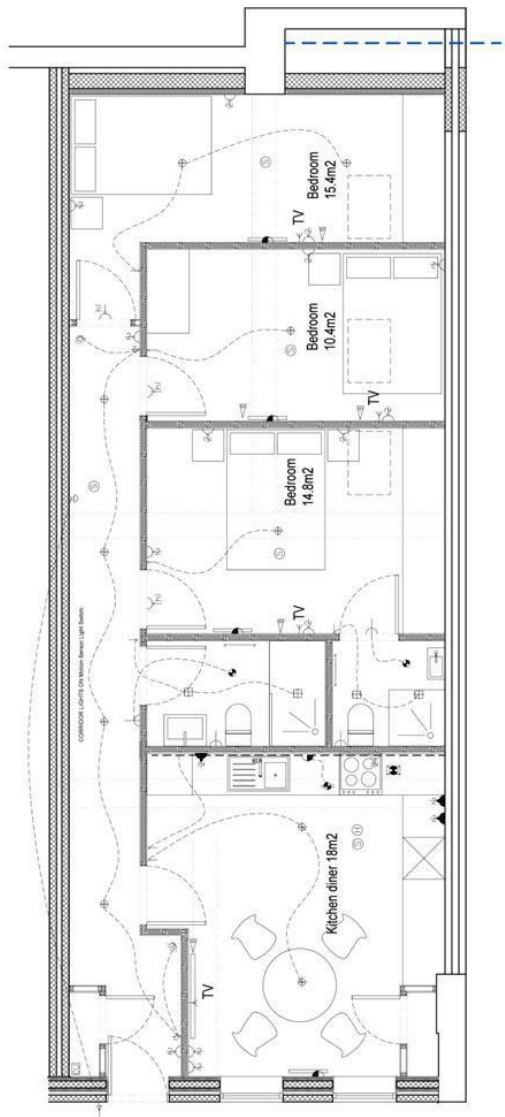
### LOCATION

The A4 is a busy thoroughfare leading from the centre of Bristol to Bath and, therefore, it services a huge area of commercial and quasi industrial businesses. In recent years the area has substantially improved as various commercial units have been converted into residential and modern offices. Endemol and HTV west are also within a few hundred yards. The centre of Bristol is within one mile with its business, shopping, Educational, leisure and entertainment facilities whilst the City of Bath is within easy travelling distance. The property is therefore well situated to meet the demands of young people and students wishing to enjoy the ambience and convenience of Vibrant City Life.

### 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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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