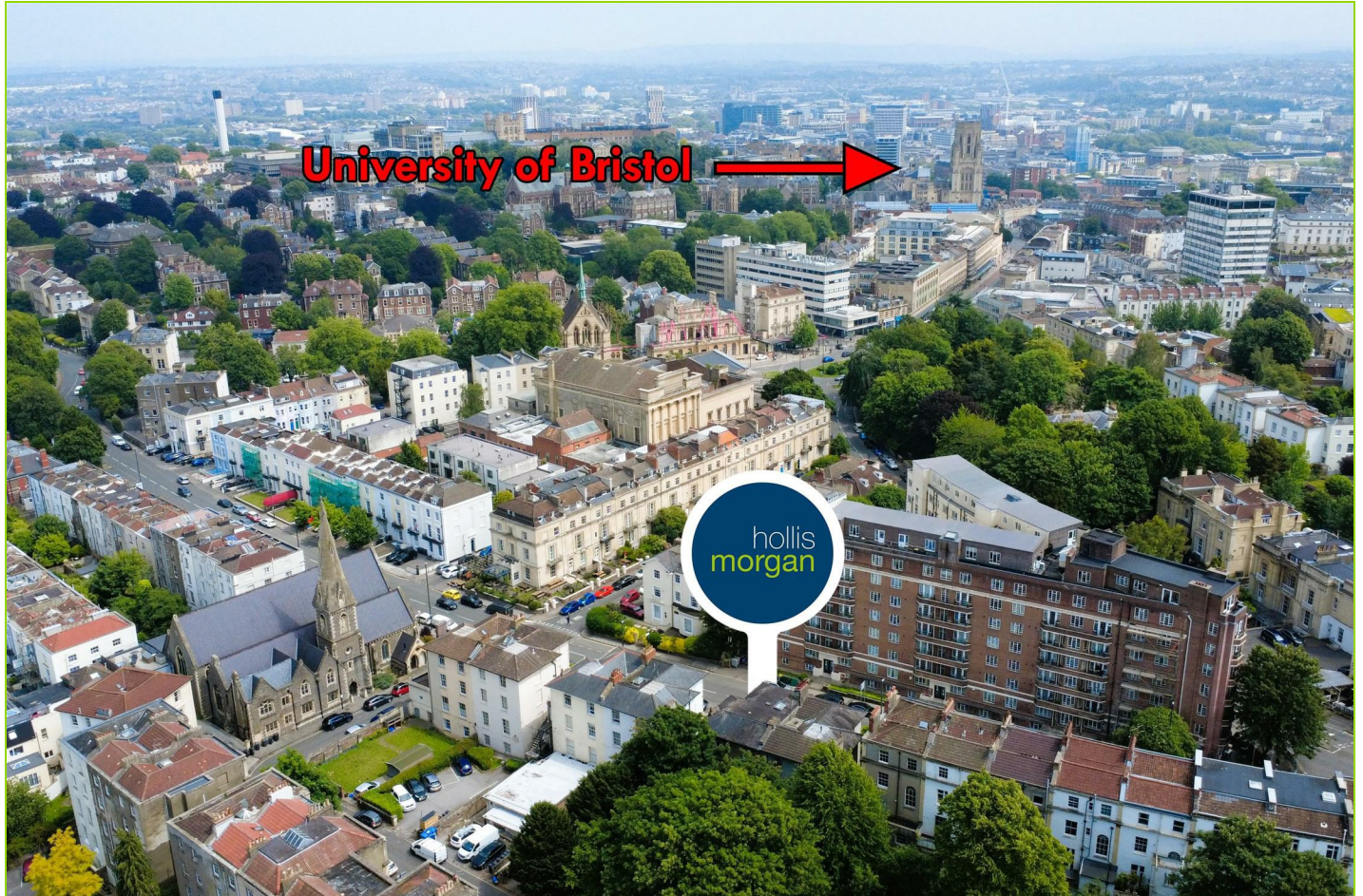


Residential Development Land Sales

**hollis
morgan**
land



Garden Flat, 54 St. Pauls Road, Clifton, Bristol, BS8 1LP

£600,000

Hollis Morgan – A Leasehold 6 BED STUDENT HMO INVESTMENT (1208 Sq Ft) FULLY LET for 2024 / 25
producing £59,760 pa plus GARDEN.

Garden Flat, 54 St. Pauls Road, Clifton, Bristol, BS8 1LP

THE PROPERTY

ADDRESS | Basement Flat @ 54 St Pauls Road, Clifton, Bristol BS8 1LP

A Leasehold property occupying the lower ground floor of this imposing semi detached period property located just moments from the Triangle and Bristol University. The flat has a private entrance via a courtyard at the front of the property leading to purpose build student accommodation comprising 6 bedrooms, communal lounge plus sperate kitchen and two bathrooms. To the rear of the property is a private garden.

Sold subject to existing tenancies.

Tenure - Leasehold (Residue of 999 years)

Council Tax - C

EPC - E

Management Fees - No monthly charge | Managing agent puts in a request for monies when there is expenditure on the building/insurance due etc (refer to online legal pack)

THE OPPORTUNITY

STUDENT HMO INVESTMENT

The property is a licensed HMO and is fully let for the 2025 / 2026 academic year on a single AST producing £59,760 pa

HISTORIC PLANNING

There is historic planning (Granted 2005 | Now lapsed) to convert the property into 2 x 2 bedroom flats.

HISTORIC PLANNING

Reference 05/03236/F

Alternative Reference

Application Received Fri 12 Aug 2005

Application Validated Thu 01 Sep 2005

Address Basement Floor Flat 54 St Pauls Road Clifton Bristol BS8 1LP

Proposal Conversion of existing 4 bedroom basement floor flat into 2 no. 2 bed flats.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Thu 27 Oct 2005

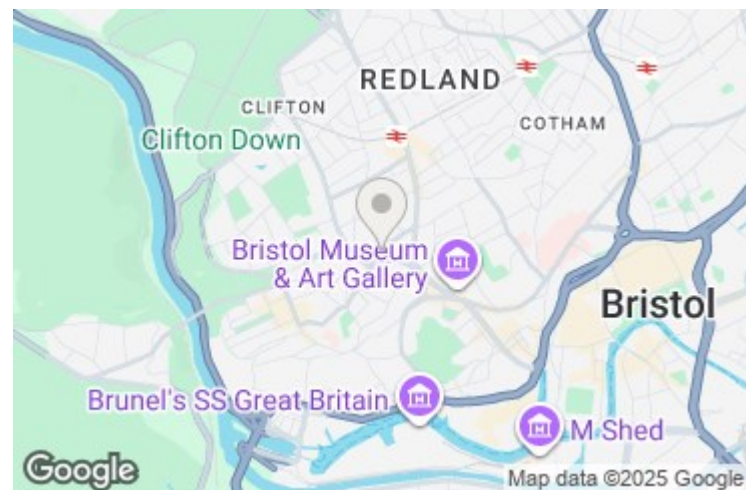
LOCATION

Clifton is one of Bristol's most sought after neighbourhoods, known for its elegant Georgian architecture, tree-lined streets, and stunning views over the Avon Gorge. Located just a short distance from the city centre, Clifton is popular with young professionals, families, and students alike. One of the key draws of Clifton is its excellent selection of independent shops, cafes, and restaurants. From fashionable boutiques and artisan bakeries to gourmet restaurants and cocktail bars, there's something for everyone in this vibrant and bustling area. Clifton also boasts several green spaces, including the Clifton Downs, a large public park that offers panoramic views over the city and the Avon Gorge. The area is also home to several historic landmarks, including the iconic Clifton Suspension Bridge, which spans the Avon Gorge and is a popular spot for walkers, joggers, and cyclists. For families with children, Clifton offers a range of excellent schools, including Clifton College and Clifton High School, both of which are highly regarded for their academic standards and extracurricular activities. Clifton is a highly desirable area that offers a unique blend of historic

charm, modern convenience, and natural beauty, with its excellent transport links, vibrant community, and excellent selection of amenities, it is one of Bristol's most popular neighbourhoods.

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.





Approximate total area⁽¹⁾

112.4 m²
1208 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ