



15 WARDEN ROAD
SOUTHVILLE, BRISTOL, BS3 1BU

Auction Guide £295,000+

- SOLD FOR £322,000 - 25 April Auction
- 4-bedroom three storey maisonette
- Let to a charity at £28,800 per annum
- Superb rental investment
- 8-week completion



Auction & Commercial
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www.maggsandallen.co.uk

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Auction Guide £295,000+



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 April 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £322,000 - 4-BEDROOM MAISONETTE - LET PRODUCING £28,800 PA

DESCRIPTION

A substantial three storey 4-bedroom maisonette, situated in a popular location in Southville with easy access provided to a wide range of local amenities on North Street. The property is let to a charity on a 5 year tenancy agreement producing £28,800 per annum making this a superb and high-yielding rental investment. The property benefits from a good-sized communal kitchen/diner and all of the bedrooms have their own showers. An excellent investment opportunity in a prime residential location.

LOCATION

The property is situated on Warden Road in Southville, within close proximity to a wide range of independent shops, cafes, bars and restaurants on North Street. Easy access is also provided to the city centre and Bristol Temple Meads train station.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

MAISONETTE

The hall floor comprises an entrance hall, double bedroom, kitchen/diner and WC. The first floor provides two further double bedrooms and there is a fourth double bedroom on the second floor.

TENANCY DETAILS

The property is let to a charity (Bristol Reach Supported Living Services Ltd) on a 5 year tenancy agreement from 29th August 2022 with a break option after 3 years. The charity are responsible for the payment of all utility bills and council tax. A copy of the tenancy agreement is available in the online auction legal pack.

TENURE

The property is to be sold on the residue of a 999 year lease which commenced in January 2015 and also includes a share of the freehold for the building.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

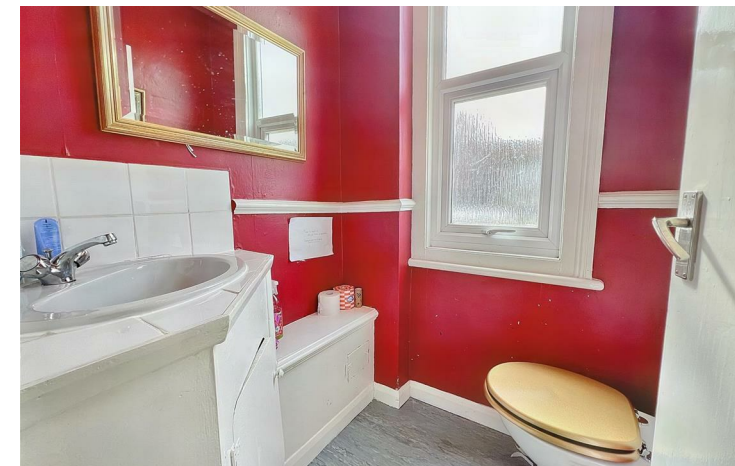
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

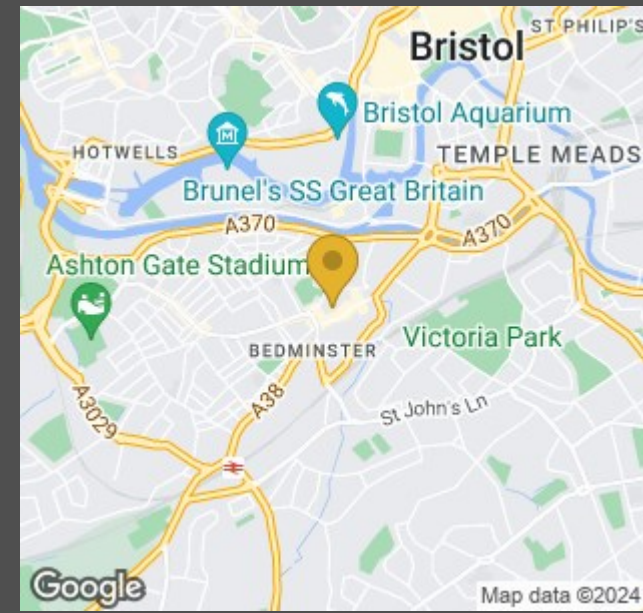
RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

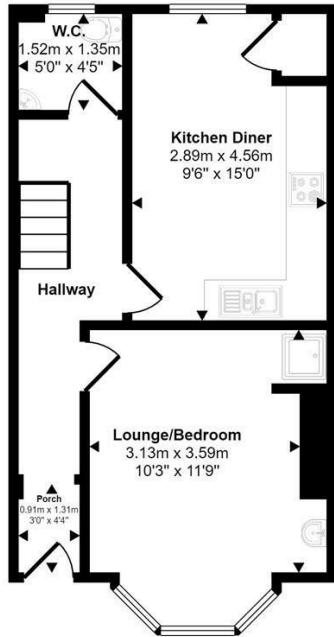




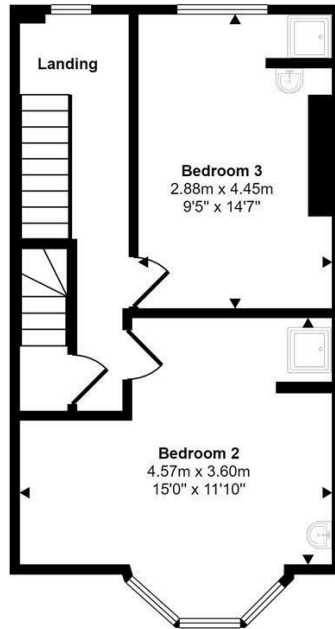
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Approx Gross Internal Area
100 sq m / 1081 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 39 sq m / 424 sq ft



Second Floor
Approx 22 sq m / 232 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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