



12 MARLING ROAD
ST GEORGE, BRISTOL, BS5 7LP

Auction Guide £365,000+

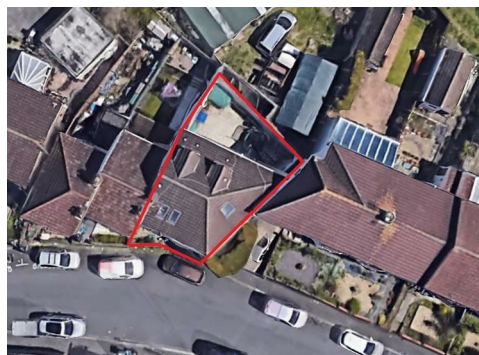
- SOLD for £395,000 - 23 May Auction
- Well-presented block of 3 flats
- Potential rental income of circa £35,700 per annum
- Break-up values of circa £560,000
- 8-week completion



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12 MARLING ROAD, ST GEORGE, BRISTOL, BS5 7LP

Auction Guide £365,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD for £395,000 - WELL-PRESENTED BLOCK OF 3 FLATS

DESCRIPTION

An exciting residential investment opportunity comprising a block of three self-contained flats (1 x 2-bedroom garden flat, 1 x 2-bedroom flat and 1 x 1-bedroom top floor flat) situated in a sought-after location in St George. The flats are well-presented throughout and are currently let producing £26,700 per annum with scope to increase the rental income to circa £35,700 per annum. Alternatively, the property offers an excellent break-up opportunity with the individual flat values totalling circa £560,000.

LOCATION

The property is situated on Marling Road in St George, just off Bell Hill Road. A wide range of amenities are available locally and excellent transport links are provided to the city centre.

ACCOMMODATION

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

FLAT A

A well-presented ground floor flat comprising a living room with bay window to the front, a modern kitchen and bathroom and two good-sized bedrooms, both with access onto a private rear garden.

FLAT B

A spacious 2-bedroom flat situated on the first floor and comprising a living room, kitchen/diner, two double bedrooms (master with en-suite) and a main bathroom.

FLAT C

A top floor flat comprising an open-plan kitchen/living room and a double bedroom with en-suite bathroom.

TENANCY DETAILS / POTENTIAL RENTAL / RESALE VALUE

All of the flats are currently let on Assured Shorthold Tenancy agreements producing the figures below. The rents are currently below market value and we would expect to achieve the figures in brackets below in the current market.

FLAT A: £725 pcm (£1,100 pcm)

FLAT B: £800 pcm (£1,100 pcm)

FLAT C: £700 pcm (£775 pcm)

If the flats were sold off separately on a long leasehold basis, we would anticipate the following resale values:

FLAT A: £210,000

FLAT B: £200,000

FLAT C: £150,000

TENURE

The property is to be sold on a freehold basis, subject to the ASTs above.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ratings: C

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

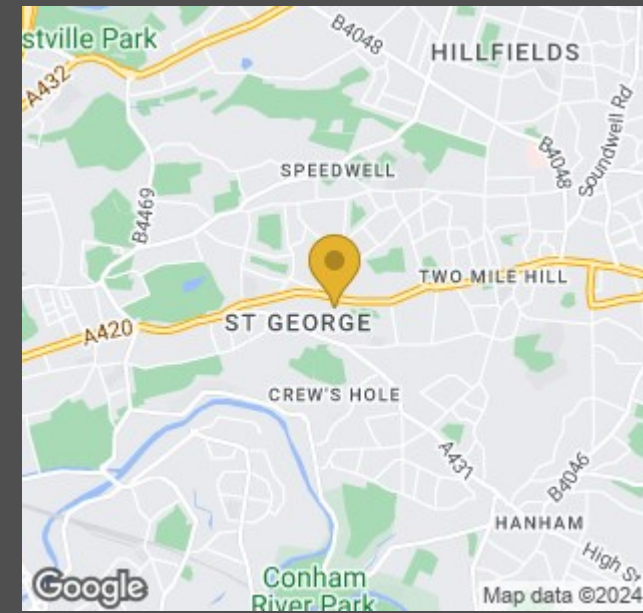
BUYER'S PREMIUM

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.

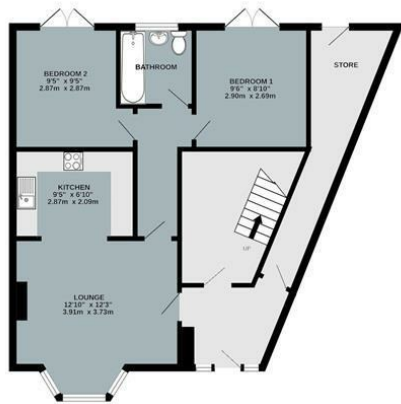




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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



- FLAT A
- FLAT B
- FLAT C

12 MARLING ROAD, ST GEORGE

TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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