



GARDEN FLAT
10A HAMPTON ROW
BATH, BA2 6QS

Auction Guide £325,000+

- 27 June LIVE ONLINE AUCTION
- Recently renovated 2-bedroom garden flat
- 220 ft rear garden extending onto the banks of the River Avon
- Superb investment or first time buy
- 8-week completion



Auction & Commercial
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GARDEN FLAT 10 HAMPTON ROW, BATH, BA2 6QS

Auction Guide £325,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 27 June 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

A STUNNING 2-BEDROOM FLAT WITH A 220 FT REAR GARDEN

DESCRIPTION

A recently renovated and spacious 2-bedroom basement flat with a stunning 220 ft rear garden, which extends onto the banks of the River Avon. The property is situated at the end of a residential cul de sac amongst an attractive terrace of buildings that have recently been restored and renovated. There is a spacious living room, modern kitchen and shower room and two bedrooms, both with access onto the rear terrace and garden. A superb opportunity for investors and private buyers.

LOCATION

The property is situated on Hampton Row off Beckford Gardens in Bath. Easy access is provided to the centre of Bath and a footbridge opposite the property also leads onto the Kennet & Avon Canal.

ACCOMMODATION

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

GARDEN FLAT

Steps at the front of 10 Hampton Row lead down to the private entrance. There is a generous living room spanning the full width of the property, a modern fitted kitchen with high gloss units and a modern shower room. To the rear of the property is an impressive master bedroom with feature fireplace and a smaller second bedroom. Both bedrooms benefit from direct access onto the private rear garden.

OUTSIDE

The property benefits from an incredible 220 ft rear garden, which includes a raised patio/terrace and extends onto the banks of the River Avon

TENURE

The property will be sold on a new 999 year lease. Please refer to the auction legal pack for further details.

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.

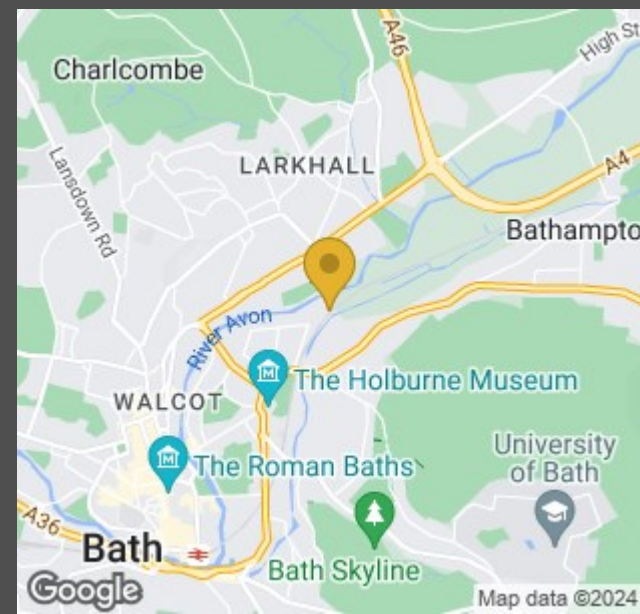
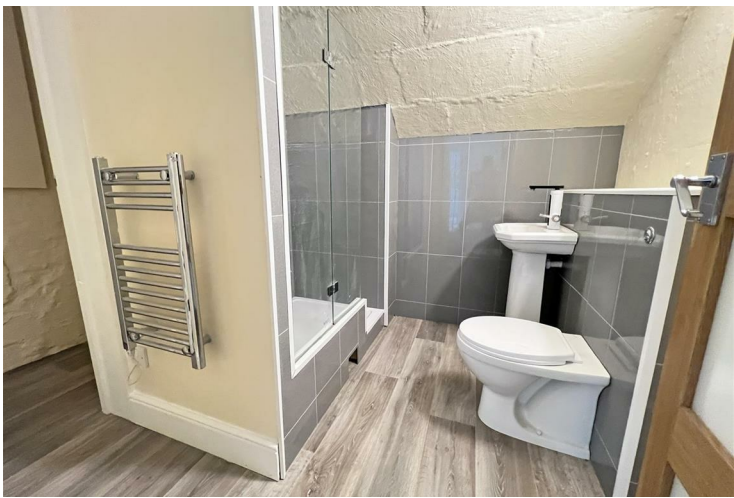
RESERVE PRICE

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.

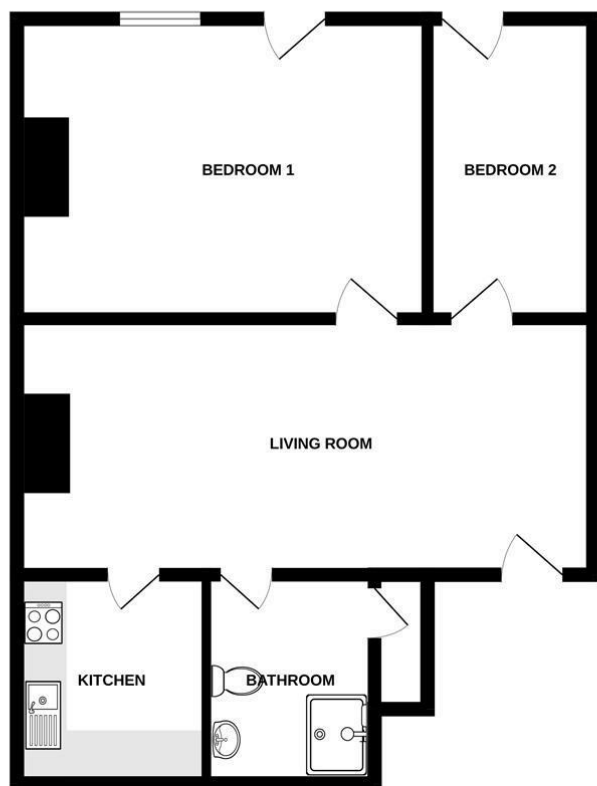




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BASEMENT FLAT



GARDEN FLAT, 10 HAMPTON ROW

TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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