



4 GORDON ROAD
CLIFTON, BRISTOL, BS8 1AP



GUIDE PRICE: ASKING PRICE £1,000,000

A superb opportunity to acquire a handsome and imposing end-terraced period building arranged as four spacious 1-bedroom flats with car parking to the rear and communal gardens. Situated in a prime location in Clifton, this attractive period building could be retained as a rental investment with a potential rental income in the region of £74,400 per annum or offers a superb break-up opportunity with potential resale values totalling circa £1,325,000.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



4 GORDON ROAD, CLIFTON, BRISTOL, BS8 1AP



DESCRIPTION

A superb opportunity to acquire a handsome and imposing end-terraced period building arranged as four spacious 1-bedroom flats with car parking to the rear and communal gardens. Situated in a prime location in Clifton, this attractive period building could be retained as a rental investment with a potential rental income in the region of £74,400 per annum or offers a superb break-up opportunity with potential resale values totalling circa £1,325,000.

LOCATION

The property is situated in a fantastic location in the heart of Bristol's most affluent suburb. Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away.

Gordon Road is a most convenient address in the centre of Clifton. This is owed to the uniquely convenient proximity to local amenities on the Clifton Triangle, Clifton Village and Whiteladies Road. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance.

ACCOMMODATION SCHEDULE

GARDEN FLAT (Approx. 78 m²) - Garden flat comprising a lounge/diner, kitchen, double bedroom and bathroom.

HALL FLOOR FLAT (Approx. 53 m²) - One-bedroom flat comprising a lounge, kitchen, double bedroom and bathroom.

FIRST FLOOR FLAT (Approx. 53 m²) - One-bedroom flat comprising a lounge, kitchen, double bedroom and bathroom.

SECOND FLOOR FLAT (Approx. 53 m²) - One-bedroom flat comprising a lounge, kitchen, double bedroom and shower room.

TENANCY DETAILS

The flats are let on ASTs producing the following rents:

GARDEN FLAT: £1,150 pcm
HALL FLOOR FLAT: Vacant
FIRST FLOOR FLAT: £1,100 pcm
SECOND FLOOR FLAT: £1,050 pcm

There is scope to increase the rents on all of the flats.

POTENTIAL RENTAL/RESALE VALUES

GARDEN FLAT: Potential Rent of £1,700 pcm / Resale Value of circa £350,000
HALL FLOOR FLAT: Potential Rent of £1,500 pcm / Resale Value of circa £325,000
FIRST FLOOR FLAT: Potential Rent of £1,500 pcm / Resale Value of circa £325,000
SECOND FLOOR FLAT: Potential Rent of £1,500 pcm / Resale Value of circa £325,000

TENURE

The property is for sale on a freehold basis, subject to the above ASTs.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Rating: Garden Flat - D / Hall Floor Flat - E / First Floor Flat - E / Second Floor Flat - E

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

VIEWINGS

Strictly by appointment with Maggs & Allen - 0117 973 4940



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.