

MAGGS & ALLEN

FLAT 1 41 CHAPLIN ROAD

EASTON, BRISTOL, BS5 0JT



AUCTION GUIDE £120,000

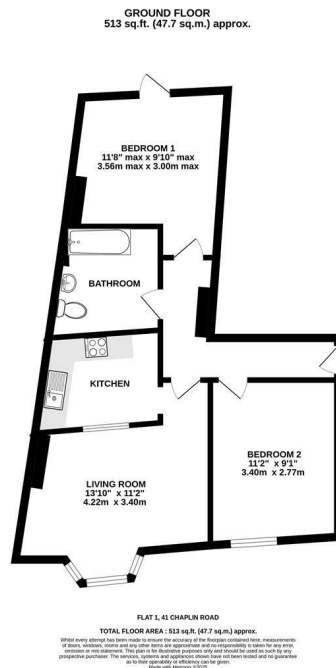
This large 2 bedroom flat is situated on the ground floor level and has added benefit of a shared courtyard garden. The property is positioned in a popular residential area close to the shops and cafes of St Marks Road and Stapleton Road, within walking distance of Bristol City Centre. This would make a perfect first time home or rental investment.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 March 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £150,200 - LARGE 2 BEDROOM GROUND FLOOR FLAT

DESCRIPTION

Spacious two-bedroom ground floor flat, ideally situated on a corner plot with the added advantage of a shared courtyard garden. Located in a sought-after residential area, the property is just a short stroll from the vibrant shops and cafés of St Marks Road and Stapleton Road, and within walking distance of Bristol City Centre. In need of refurbishment, this property would appeal to first time buyers looking for a project and investors alike looking to add value. Once refurbishment work has been completed, we anticipate a rental income of approximately £15,600 per annum.

LOCATION

This popular location benefits from easy access to the City Centre, local train stations and the M32 motorway, making it a perfect location for commuters. There are many local amenities nearby including the independent shops and cafés on St Marks Road.

ACCOMMODATION

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

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

TENURE

Please refer to the legal pack.

LENGTH OF LEASE

The property is offered for sale on the basis of a new 999 year lease. Please refer to the auction legal pack for a copy of the draft lease.

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 £1,500 plus VAT (£1,800 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.



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.