



FLAT 2, 56 ST PAULS ROAD
CLIFTON, BRISTOL, BS8 1LP

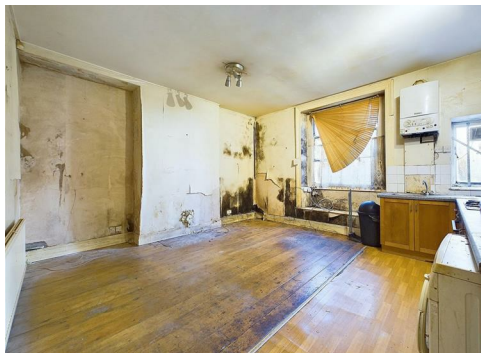
Auction Guide:
£200,000- £225,000

- SOLD FOR £225,000 - 20 March Auction
- Spacious garden flat for renovation (approx. 719 ft²)
- Scope to reconfigure into a 2-bedroom flat
- Superb location in Clifton
- Private rear garden
- 8-week completion



Auction & Commercial
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FLAT 2 56 ST PAULS ROAD, CLIFTON, BRISTOL, BS8 1LP

Auction Guide £200,000+

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 £225,000 - SPACIOUS GARDEN FLAT FOR RENOVATION IN PRIME CLIFTON LOCATION

DESCRIPTION

A spacious one-bedroom garden flat situated on the highly sought-after St Paul's Road in Clifton. In need of full renovation, this property presents an excellent prospect to reconfigure into a two-bedroom home, adding significant value and appeal. The flat boasts a generously sized kitchen and living space, featuring a large window that floods the room with natural light while offering picturesque views of the private, well-proportioned garden—an urban oasis tucked away from the vibrant streets of Clifton. The tranquil outdoor space provides an ideal setting for relaxation or entertaining, making it a standout feature of the property. With the potential to achieve a monthly rental income of approximately £1,750 and an estimated market value of £350,000 post-renovation, this property represents a fantastic investment opportunity for both homeowners and investors alike.

LOCATION

Situated on the highly sought-after St Paul's Road in Clifton, this property boasts an unrivalled location, just moments from the lively Clifton Triangle, Whiteladies Road, and the charming Clifton Village. Residents enjoy an abundance of shops, cafés, restaurants, and green spaces right on their doorstep. The nearby Clifton Downs provide a perfect escape for outdoor enthusiasts, while Clifton Down Station offers excellent transport links for easy access to the city centre and beyond. Combining convenience, character, and connectivity, this is a fantastic opportunity to own a home in one of Bristol's most desirable neighbourhoods.

ACCOMMODATION

The property benefits from a private entrance with large storage space, a generous central hallway/study area, bathroom, kitchen/living room, bedroom (with en-suite shower room) and a further room with potential to create a separate kitchen/diner. Outside there is a generously sized private garden.

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

TENURE

We understand the property is to be sold on the residue of a 999 year lease. Please refer to the online legal pack for further details.

PARKING

The lease for Flat 2 includes 'the right to use in common with the owners and occupiers of all other flats and their visitors the gardens, drives, paths forming part of the Reserved Property subject to such reasonable rules and regulations for the common enjoyment thereof as the Lessor from time to time prescribe.'

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

LENGTH OF 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.

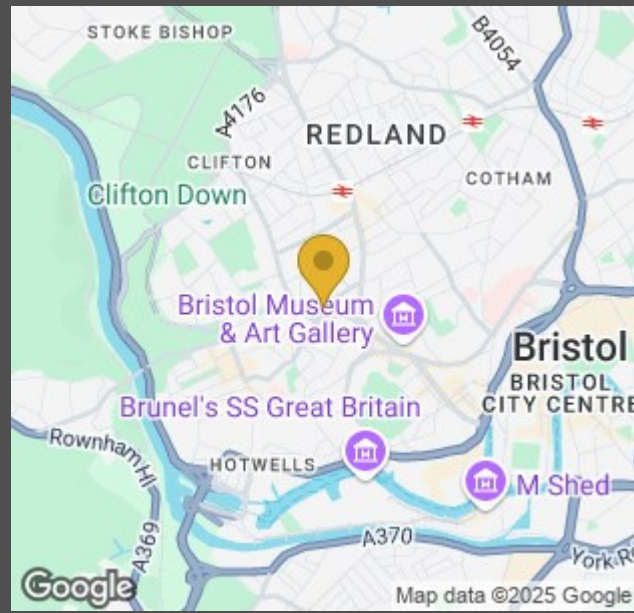
***GUIDE PRICE**

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.





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.





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