

MAGGS & ALLEN

272A CHURCH ROAD
ST GEORGE, BRISTOL, BS5 8AH

Guide Price: £135,000+

- 22 May LIVE ONLINE AUCTION
- Spacious top floor one-bedroom flat (Approx. 50 m²)
- Modern open-plan kitchen, dining and living space
- Ideal buy to let investment or first time buy
- Potential rental income of circa £14,400 per annum
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 22 May 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

WELL-PRESENTED TOP FLOOR ONE-BEDROOM FLAT - IDEAL BUY TO LET INVESTMENT

DESCRIPTION

A well-presented top floor one-bedroom flat, situated in highly convenient location on Church Road within close proximity to St George's Park. The property benefits from a light and spacious kitchen/dining/living space and offers a perfect blend of modern living and convenience. A superb opportunity offering excellent value for money for investors and owner occupiers alike.

LOCATION

Located in the ever popular area of St George, this property is ideally located for access to the wide range of shops, cafes and restaurants that Church Road has to offer. With various green spaces available, the flat overlooks the lovely St George's Park and Netham Park and Trooper's Hill Nature Reserve are both within easy reach. The local area has ample good nursery, primary and secondary schools. The property has links to the Bristol & Bath Railway Path and bus routes to and from the city centre, with Lawrence Hill Train Station within close proximity.

ACCOMMODATION

The flat is situated on the top floor and comprises a generous open-plan kitchen/dining/living room with modern fitted kitchen units and large Velux windows and skylights that bathe the room with natural light. There is a well-proportioned double bedroom, a contemporary bathroom and a generous landing with storage cupboard.

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

POTENTIAL RENTAL INCOME

We anticipate a market rental value in the region of £1,200 pcm (£14,400 per annum).

TENURE

The property is offered for sale on a leasehold basis with approximately 982 years remaining.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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.

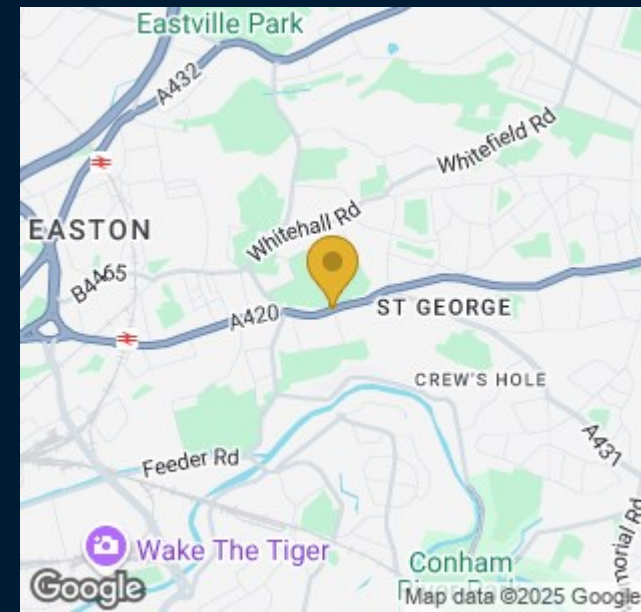
RESERVE PRICE

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.



Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only



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