

MAGGS & ALLEN

42 MALVERN DRIVE
WARMLEY, BRISTOL, BS30 8XD



Guide Price: £110,000+

CASH BUYERS ONLY

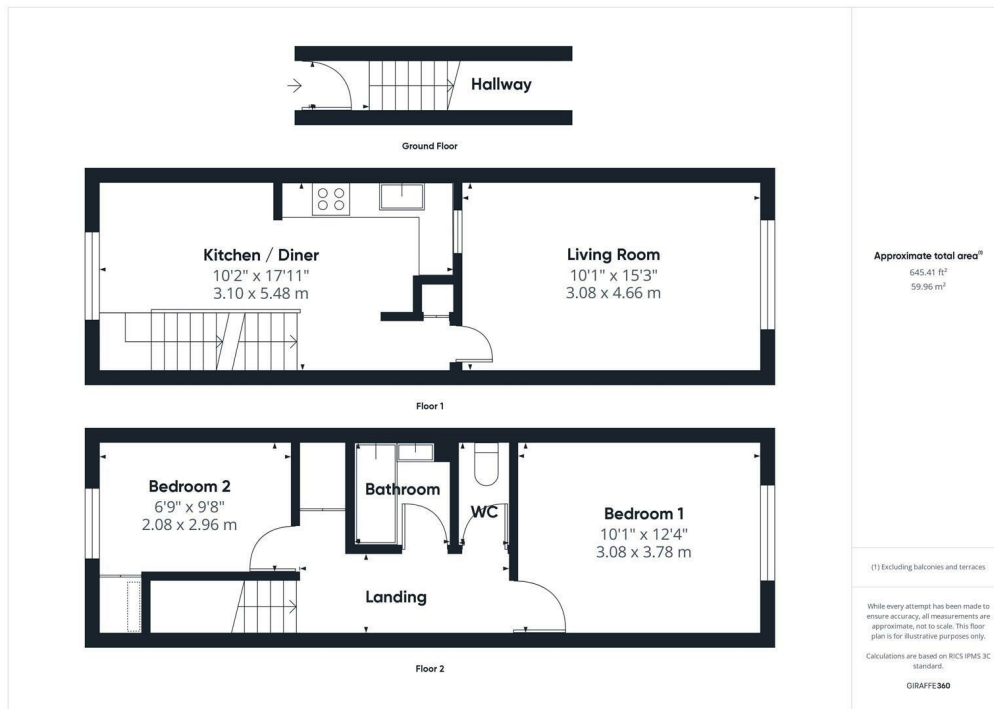
A generously sized two-bedroom maisonette in a prime location in Warmley, offering excellent access to local amenities. Currently tenanted and generating £850 per month, the property has potential for increased rental income of approximately £1,100 per month with some cosmetic upgrades. Features include a private entrance, double glazing, and a lock-up garage in a nearby block. An ideal opportunity for a rental investment or refurbishment project.

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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

SPACIOUS 2-BEDROOM MAISONETTE - IDEAL BUY TO LET INVESTMENT

DESCRIPTION

A spacious two-bedroom maisonette, situated in a convenient location in Warmley with excellent access to local amenities. The property is currently let producing £850 pcm and there is scope to increase the rental income to circa £1,100 pcm following cosmetic improvements. The property benefits from its own private entrance, double glazing and a lock-up garage in a nearby block. A superb rental investment or refurbishment project.

LOCATION

Malvern Drive is a peaceful residential street situated in the sought-after area of Warmley. The location is ideal for access to a range of local amenities, including shops, cafes, and schools, as well as easy access to nearby green spaces like Warmley Forest Park. The area is well-connected, with bus routes and major road links such as the A4174 ring road and M4 motorway close by, ensuring quick commutes to Bristol city centre and Bath.

ACCOMMODATION

The property is approached via its own private entrance on the ground floor with stairs leading to the first floor accommodation which comprises an open-plan kitchen/diner and living room. The top floor provides two double bedrooms, a bathroom and separate WC.

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

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

RENTAL DETAILS

The property is currently let on an AST producing £850 pcm, which is below the market level. Following cosmetic improvements, we would anticipate a market rent in the region of £1,100 pcm (£13,200 per annum).

TENURE

The property is to be sold on a leasehold basis with approximately 48 years remaining. A full copy of the lease will be available in the online legal pack.

GROUND RENT

We understand there is a ground rent payable of £85.

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.



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.