

# MAGGS & ALLEN

103 CITY ROAD  
BRISTOL, BS2 8UL



## AUCTION GUIDE £115,000

A one-bedroom lower ground floor flat with a private courtyard garden in an attractive four storey period building in a central Bristol location. The property is in need of refurbishment and offers great potential for developers and builders to add value as a profitable resale project or for retention as a rental investment with an anticipated monthly rent of £1,200.

The property will also appeal to first-time-buyers looking for an affordable step onto the property ladder with scope to increase the property value through the renovation.

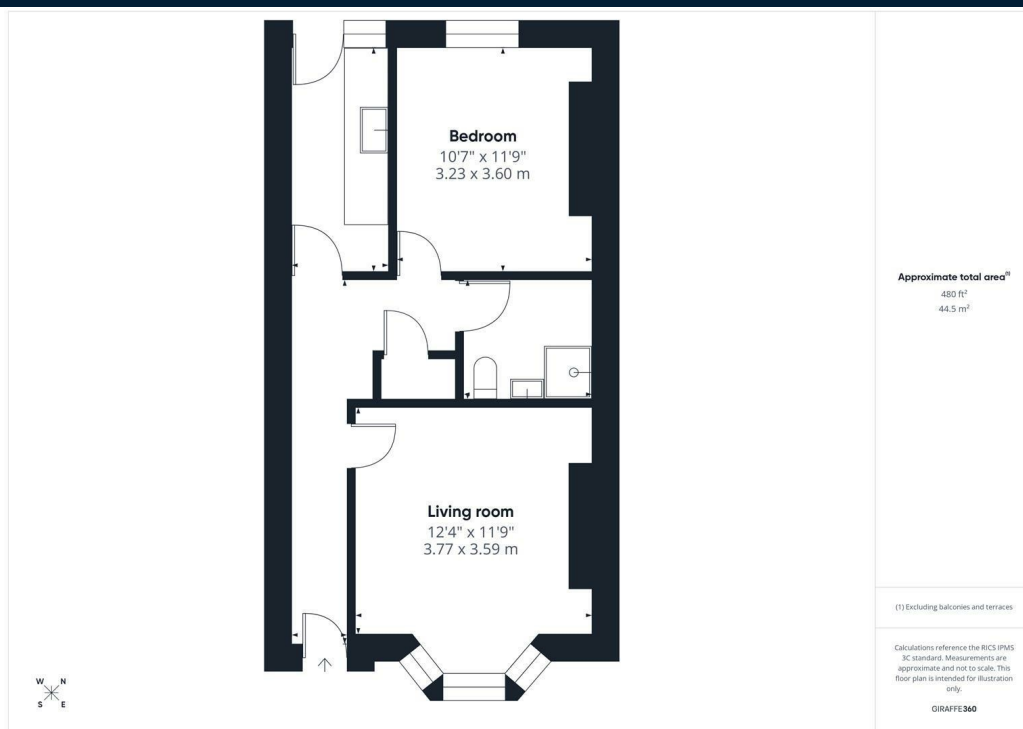
Located in St Pauls close to Stokes Croft and Bristol city centre, with Cabot Circus nearby and the University of Bristol and BRI Hospital within walking distance.

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# FLAT 1, 103 CITY ROAD, BRISTOL, BS2 8UL



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 April 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

VACANT ONE BEDROOM FLAT IN NEED OF REFURBISHMENT

## DESCRIPTION

A one-bedroom lower ground floor flat with a private courtyard garden in a charming four-storey period building, located in central Bristol. In need of refurbishment, the property offers excellent potential for developers or builders to create a profitable resale or a rental investment, with an estimated rent of £1,200 pcm. It will also appeal to first-time buyers seeking an affordable entry into the property market, with opportunity to increase value through renovation.

## LOCATION

Situated in St Pauls, close to Stokes Croft and Bristol city centre, with Cabot Circus nearby and the University of Bristol and BRI Hospital just a short walk away.

## ACCOMMODATION

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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## TENURE

Understood to be leasehold with approximately 990 years remaining. Please refer to the legal pack for a full copy of the lease.

## LENGTH OF LEASE

We understand there to be approximately 990 years remaining. Please refer to the legal pack for confirmation.

## GROUND RENT

Please refer to the legal pack.

## SERVICE CHARGE

Please refer to the legal pack.

## 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](mailto: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](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

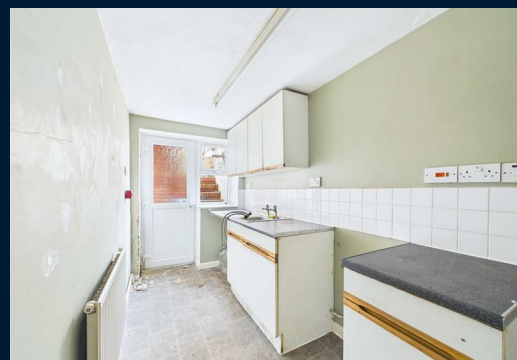
Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## \*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.