MAGGS & ALLEN

FLAT 3, 1 BERKELEY CRESCENT

CLIFTON, BRISTOL, BS8 1HA

Guide Price: £230,000+

- SOLD FOR £250,000 - 15 October Auction
- Spacious one-bedroom apartment (approx. 698 ft²)
- Views towards the iconic Wills Memorial building
- Open-plan kitchen/living area
- Highly sought-after Clifton location
- Ideal city residence or investment opportunity

RICS Regulated by RICS

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

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www.maggsandallen.co.uk

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FLAT 3, 1 BERKELEY CRESCENT, CLIFTON, BRISTOL, BS8 1HA

Guide Price: £230,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SOLD FOR £250,000 - STUNNING FIRST FLOOR APARTMENT WITH VIEWS TOWARDS WILLS MEMORIAL BUILDING

DESCRIPTION
A spacious and beautifully presented first-floor apartment forming part of a Grade II* listed mid-Georgian crescent in the heart of Clifton. The property combines generous proportions and impressive period features with a bright and contemporary layout.

The accommodation is centred around a stunning open-plan kitchen and living area, featuring three full-height sash windows which provide exceptional natural light and uninterrupted views towards the iconic Wills Memorial Building. To the rear is a generous double bedroom, leading to a spacious and immaculately presented tiled bathroom, complete with a roll-top bath and separate shower.

Offering an appealing combination of period character, impressive proportions, natural light and an enviable Clifton location, the apartment would make an excellent city residence or rental investment.

The property is ideally positioned within easy reach of Clifton Village, Park Street, the University of Bristol and Bristol city centre, with an excellent selection of independent shops, cafés, restaurants and other amenities close by. An attractive opportunity to acquire a well-positioned Clifton apartment in a highly sought-after location.

LOCATION
Berkeley Crescent is situated in a highly desirable position within Clifton, close to the city centre and the University of Bristol. The surrounding area is renowned for its excellent range of independent shops, cafés, restaurants and bars, with Clifton Village, Park Street and Whiteladies Road all within easy reach.

The property is also conveniently positioned for Bristol's extensive transport network, with Clifton Down railway station and numerous bus routes providing access to the wider city.

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

COMPLETION
Completion for this lot will be 10 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

TENURE
The property is for sale on a leasehold basis. Please refer to the auction legal pack for further details.

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 £1,900 plus VAT (£2,280 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.

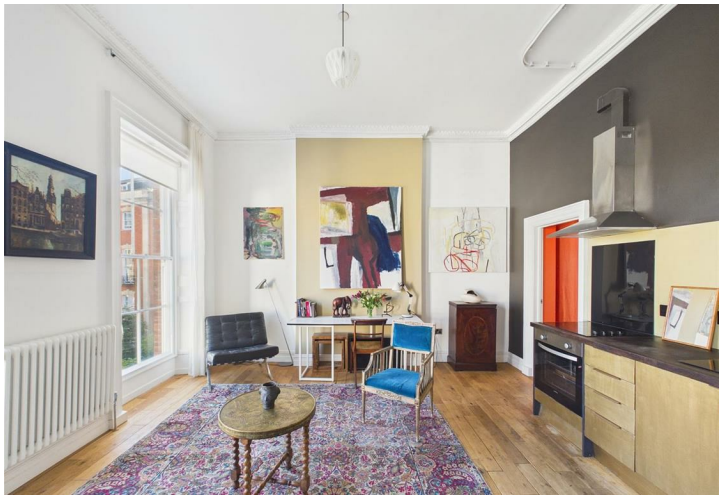
RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

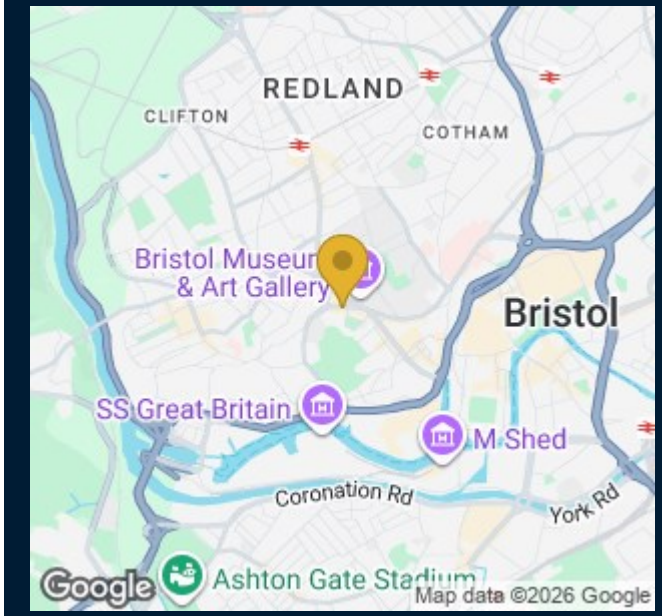
PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving 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.

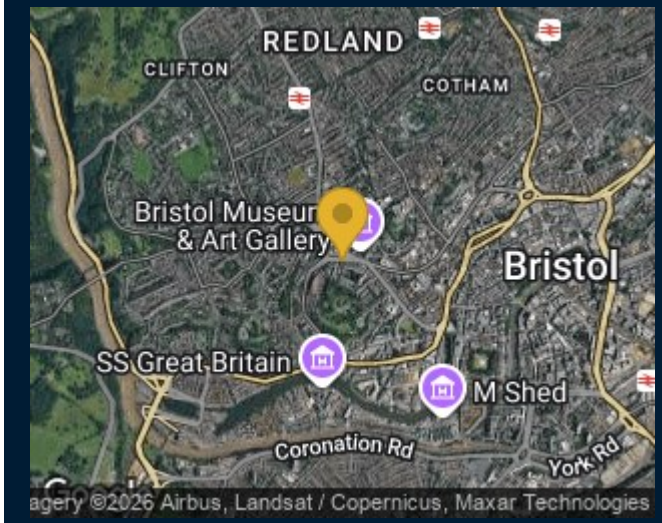
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.







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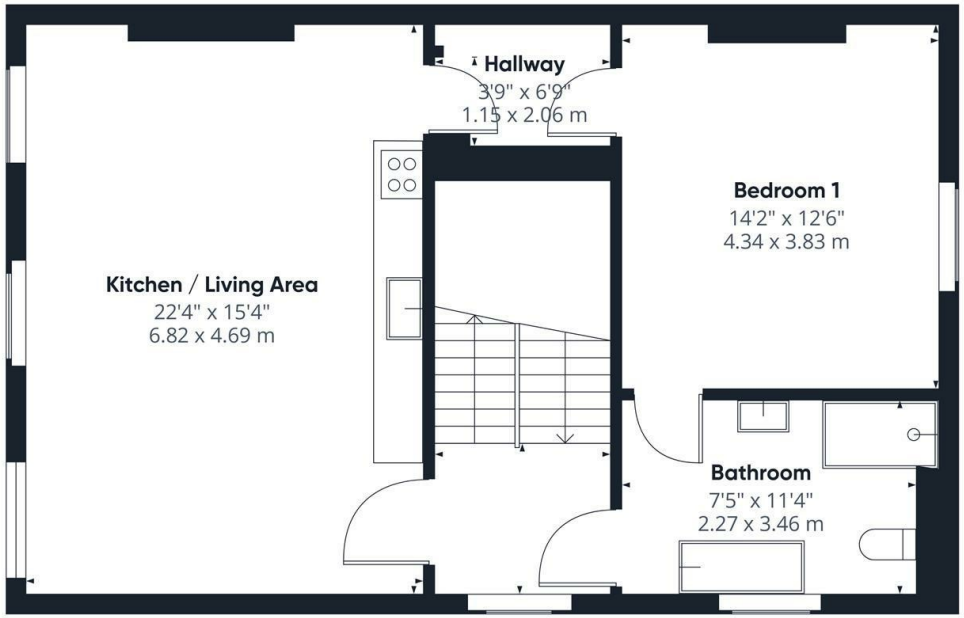

Floor 1

Approximate total area(1)
698 ft²
64.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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