








# MAGGS & ALLEN

## 93A ASHLEY DOWN ROAD

ASHLEY DOWN, BRISTOL, BS7 9JT

**Guide Price: £195,000+**

- 17 December LIVE ONLINE AUCTION
- Spacious three-bedroom flat
- Ideal buy-to-let investment or owner-occupier
- Potential rental income of circa £21,600 PA
- Ready to move in
- A short distance from Gloucester Road
- Sought-after location in Ashley Down

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

**0117 973 4940**

www.maggsandallen.co.uk

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# 93A ASHLEY DOWN ROAD, ASHLEY DOWN, BRISTOL, BS7 9JT

## Guide Price: £195,000+

### FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17th December at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS
By appointment.

### SUMMARY
THREE-BEDROOM FLAT IN SOUGHT-AFTER ASHLEY DOWN LOCATION | IDEAL BUY-TO-LET INVESTMENT OR OWNER-OCCUPIER

### DESCRIPTION
An excellent opportunity to acquire a well-presented three-bedroom first-floor flat in the highly sought-after area of Ashley Down, Bristol, ideally located just a short distance from the ever-popular Gloucester Road, offering a fantastic selection of independent shops, cafés, restaurants and local amenities.

The property offers spacious and versatile accommodation, making it an ideal purchase for both investors seeking an attractive buy-to-let opportunity and owner-occupiers looking for a well-located home in a popular residential neighbourhood.

Previously operated as a House in Multiple Occupation (HMO), the property offers potential for continued shared accommodation, subject to the necessary planning and licensing requirements.

Presented in excellent condition throughout, the flat is ready for occupation or letting, with an estimated rental income of approximately £21,600 per annum, making this an appealing investment opportunity with the added benefit of a desirable Bristol location.

### LOCATION
The property is situated in the desirable residential area of Ashley Down, within easy reach of the vibrant Gloucester Road, well known for its excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities. The area benefits from convenient public transport links, including multiple bus stops and nearby Ashley Down railway station, providing connections to Bristol city centre and surrounding areas. Local green spaces, including St Andrews Park and Ashley Down Playground/Open Space make it an attractive location for both investors and owner-occupiers alike.

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

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

### ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

### TENURE
Please refer to the auction legal pack for confirmation.

### 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 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 bidder registration 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 pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

### BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

### 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.

### 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.

### HMO LICENSING & PLANNING
HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

### 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



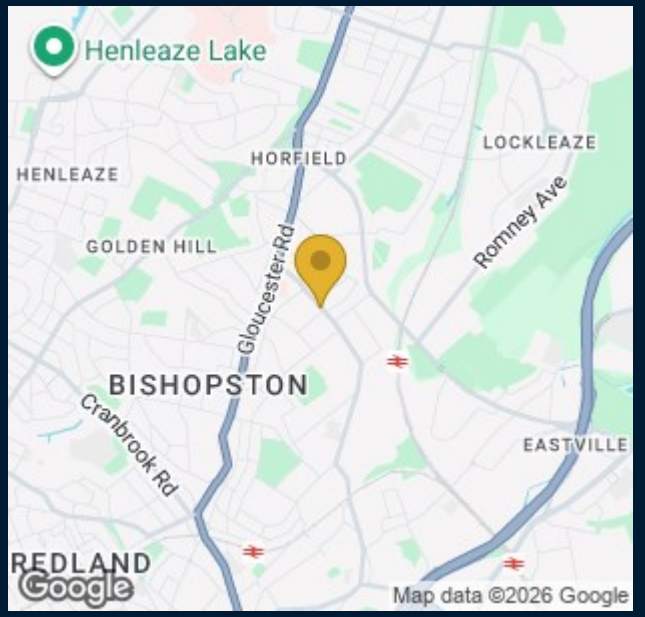
















Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.




Approximate total area(1)

768 ft²

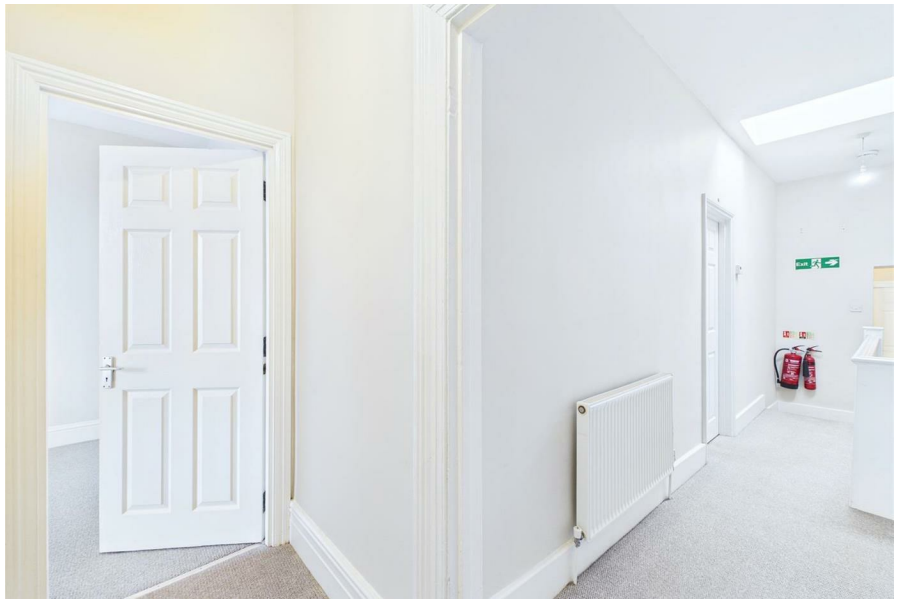
71.4 m²

(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.

GIRAFFE360





The Property Ombudsman

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