

MAGGS & ALLEN

FLAT 1, 2 MYRTLE STREET
SOUTHVILLE, BRISTOL, BS3 1JE

Guide Price: £125,000+

- 19 November LIVE ONLINE AUCTION
- Well-presented one-bedroom flat
- Superb location on North Street in Southville
- Wide range of shops, restaurants and bars nearby
- Ideal buy to let investment or first time buy
- Potential rental income of circa £1,100 pcm (£13,200 PA)



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 LIVE Online Auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

ONE-BEDROOM FLAT IN PRIME SOUTHVILLE LOCATION - IDEAL BUY TO LET OR FIRST TIME BUY

DESCRIPTION

A well-presented ground floor one-bedroom flat in a prime Southville location, ideally suited to first-time buyers seeking a foothold on the property ladder or investors looking for an attractive rental investment. Situated within easy reach of the popular independent shops, cafés, restaurants and bars of North Street, the property combines a sought-after location with immediate occupation and income potential.

Offered for sale with vacant possession, the flat is presented in move-in condition and benefits from its own private entrance, double glazing and gas central heating. The accommodation comprises an open-plan kitchen/living room, a double bedroom and a modern en-suite shower room.

For investors, we would anticipate a market rental income in the region of £13,200 per annum (£1,100 pcm), offering the potential for an attractive rental yield. Equally, the property's ready-to-occupy condition and desirable location make it an appealing opportunity for first-time buyers looking to secure their first home in one of Bristol's most popular neighbourhoods.

LOCATION

The flat is conveniently located on the corner of Myrtle Street and North Street in the heart of Southville. A wide variety of cafes, restaurants, independent shops and leafy parks are all within a short walk and easy access is provided to Bristol city centre.

ACCOMMODATION

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

TENURE

We understand the property is for sale on a leasehold basis with approximately 989 years remaining. Please refer to the auction legal pack for confirmation and a copy of the lease.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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 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.

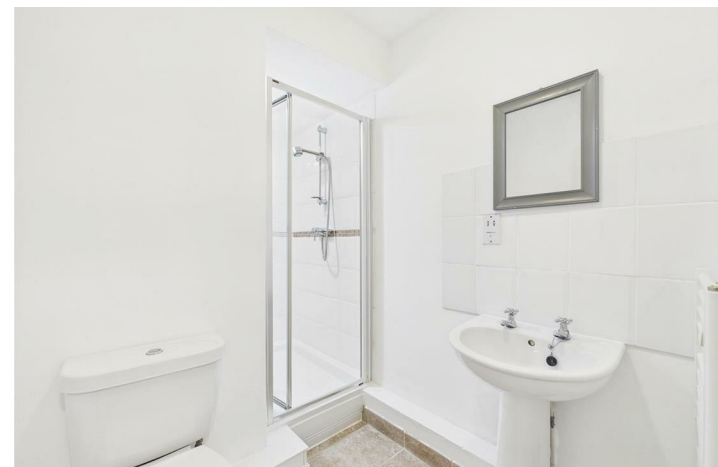
BIDDING DEPOSITS

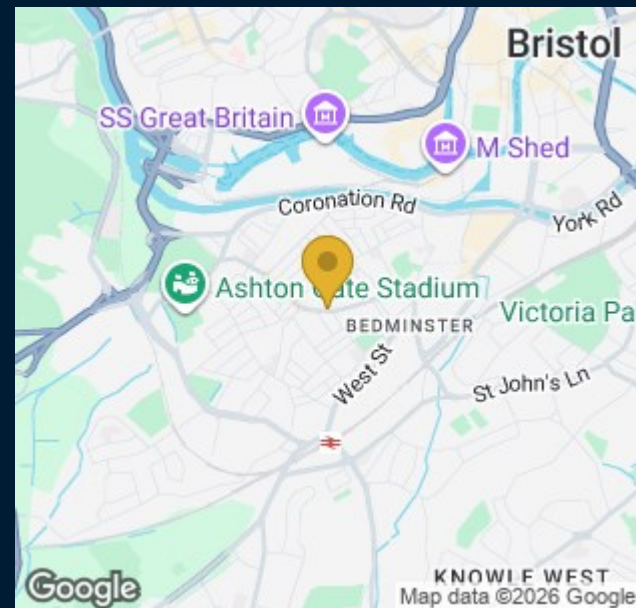
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

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).

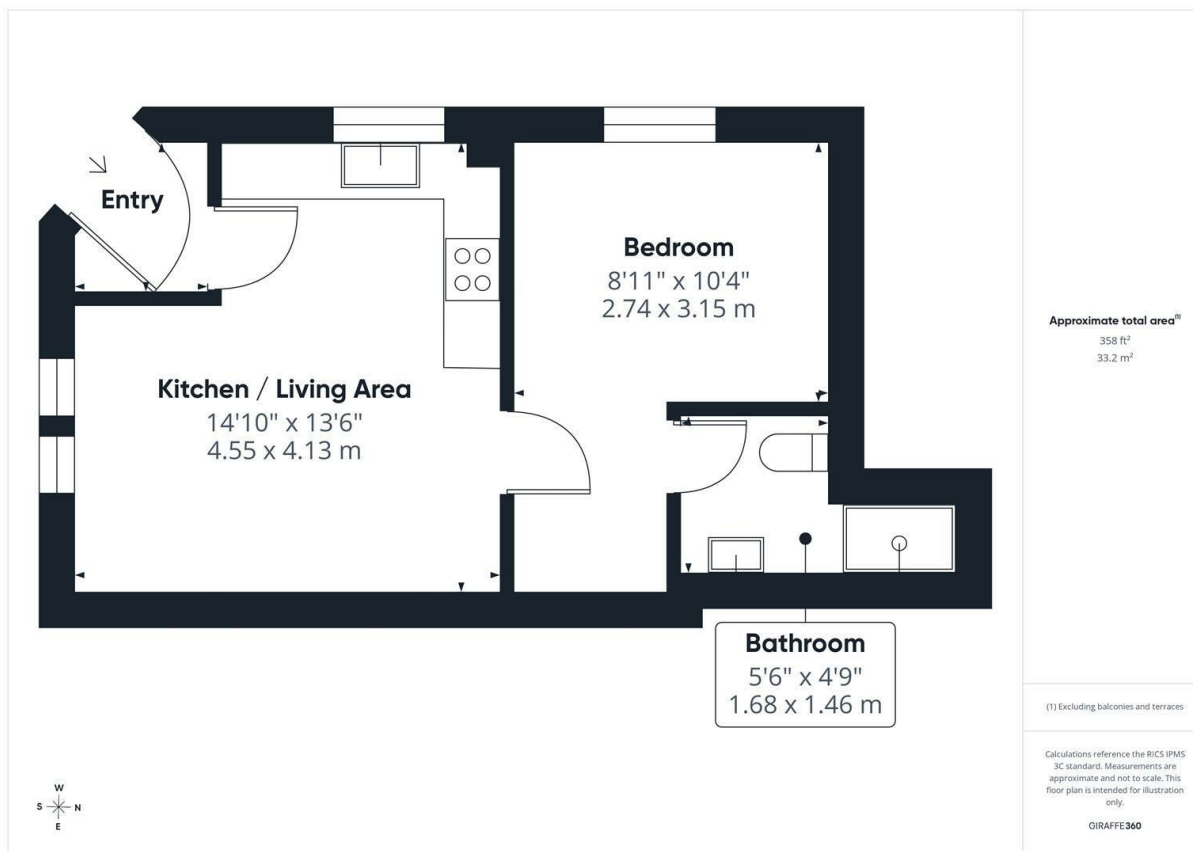
RENTAL ESTIMATES

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





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.



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