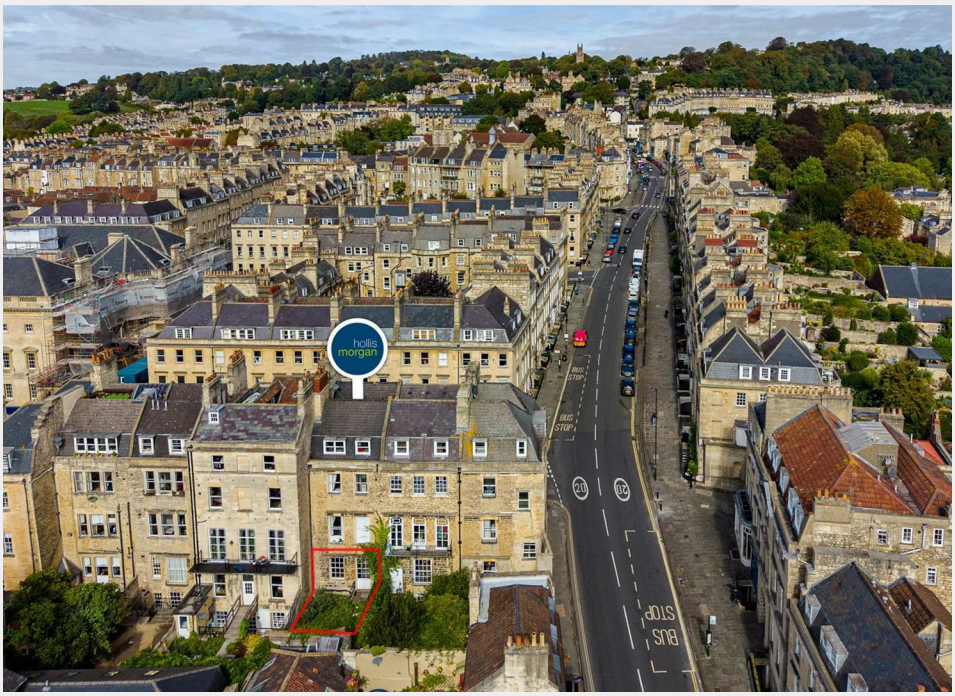
# Ground Floor Garden Flat, 3 Alfred Street, Walcot, Bath, BA1

## Auction Guide Price +++ £220,000














- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18th NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- LEASEHOLD GROUND FLOOR FLAT
- PRIVATE WALLED GARDEN
- EX RENTAL | NOW VACANT | WAS £18,600 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Leasehold GROUND FLOOR 1 BED FLAT with PRIVATE WALLED GARDEN in central Bath.

# Ground Floor Garden Flat, 3 Alfred Street, Walcot, Bath, BA1 2QU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Ground Floor Garden Flat, 3 Alfred Street, Walcot, Bath BA1 2QU

Lot Number 2

The Live Online Auction is on Wednesday 18th November 2026 @ 12:00 Noon
Registration Deadline is on Friday 13th November 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

A Leasehold flat occupying the ground floor of this imposing Grade II Listed terrace in central Bath.
The property comprises an entrance hall leading to the bathroom and double bedroom with an open plan living/kitchen space at the rear with direct access to the private walled rear garden.
Sold with vacant possession.

Tenure - Leasehold
Council Tax - C
EPC - C
Management Fees - TBC
Lease length - Remainder of 999 years

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

### THE OPPORTUNITY

EX RENTAL | £18,600 pa

The property has been successfully let for many years and is now vacant for immediate occupation to suit both investors and owner occupiers seeking a home or investment in central Bath with a private garden.
We understand it was previously let achieving £1,550 pcm | £18,600 pa
Please refer to the independent rental appraisal.

### RENTAL APPRAISAL

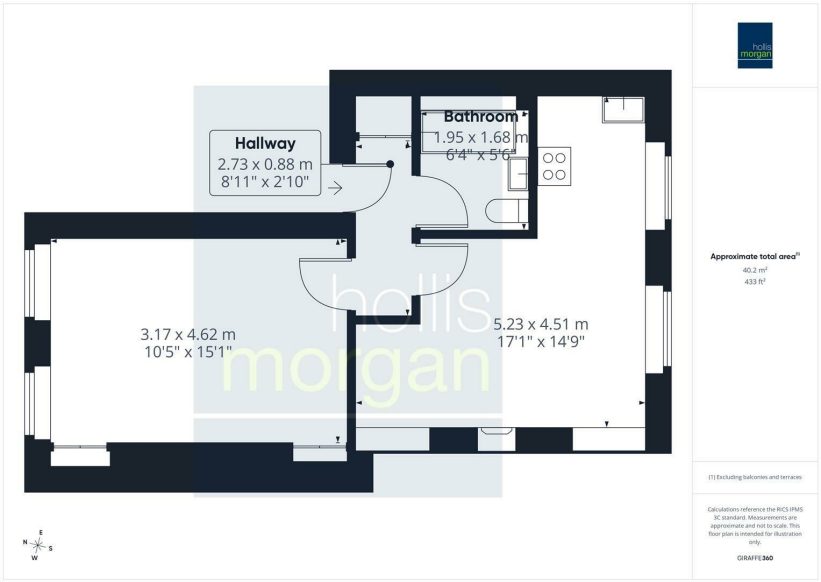
What rent could be achieved?

Aspire To Move has reviewed the property and similar listings in the area. The property is in need of refurbishment and our figure below is based on this being completed. With our knowledge of the local market, and considering the current market conditions, we would estimate the property could achieve a rental figure in the region of:

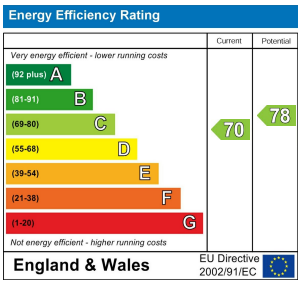
£1,400 PCM - £1,500 PCM

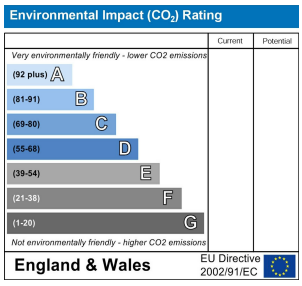
If you would like to discuss this in more detail, then please do not hesitate to contact me on 01225 444333 or email me wmaslin@aspiretomove.co.uk.

## Floor plan




## EPC Chart





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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.