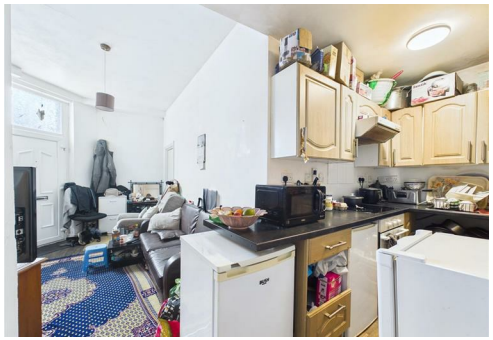


MAGGS & ALLEN

115A BELL HILL ROAD

ST GEORGE, BRISTOL, BS5 7LY

Guide Price: £99,000+

- 19 November LIVE ONLINE AUCTION
- Ground floor Two-bedroom flat
- Let producing £13,200 pa
- High-yielding rental investment
- Allocated parking space to the rear
- 8-week completion

RICS Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

115A BELL HILL ROAD, ST GEORGE, BRISTOL, BS5 7LY

Guide Price: £99,000+

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
GROUND FLOOR TWO-BEDROOM FLAT - LET AT £13,200 PA

DESCRIPTION
A ground floor two-bedroom flat, situated in a highly convenient location in St George. The property is let producing £1,100 per calendar month (£13,200 per annum) and would make an excellent addition to any landlord's portfolio.

The accommodation comprises a living room, kitchen, shower room and two bedrooms. To the rear of the building is an allocated parking space, a rare benefit in this location.

An excellent rental investment in a sought-after location in St George.

LOCATION
115 Bell Hill Road is situated in the popular residential suburb of St George, to the east of Bristol city centre. The property is conveniently positioned for the extensive range of amenities available along nearby Church Road, including independent shops, cafés, restaurants, pubs and other everyday services.

The property is also within easy reach of St George Park, a popular green space offering open areas, a lake, café, children's play facilities, tennis courts and a skate park.

For commuters, Bell Hill Road provides convenient access to Bristol city centre and the wider road network, with regular public transport services available locally. Bristol city centre is approximately three miles away, while the nearby Bristol and Bath Railway Path provides an attractive route for cyclists and pedestrians towards central Bristol and beyond.

St George offers an established community atmosphere, excellent local amenities and convenient access to Bristol, making it a popular location for both owner-occupiers and tenants.

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.

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.

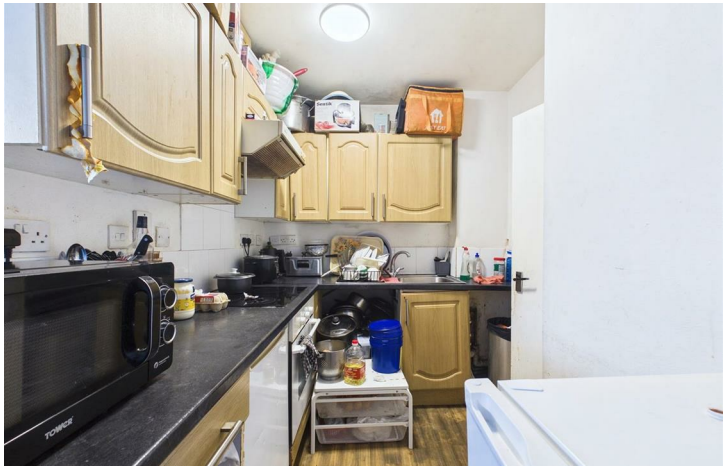
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

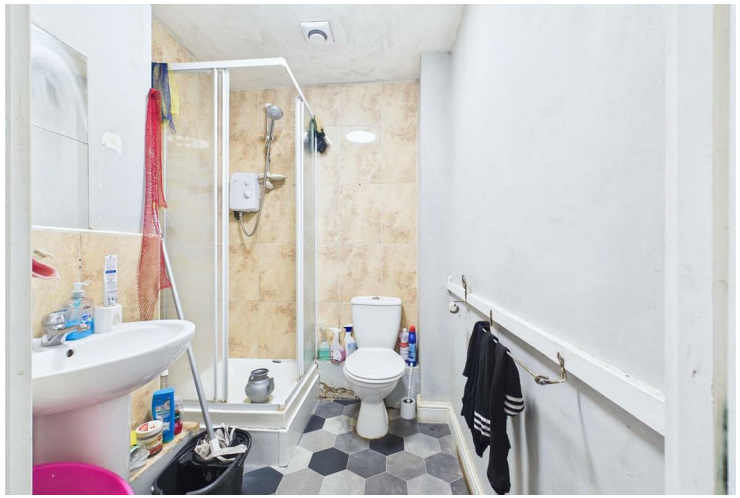
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

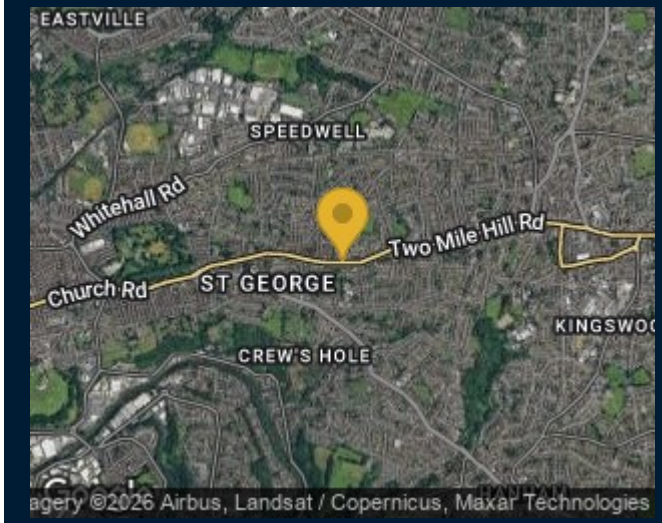
RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

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.

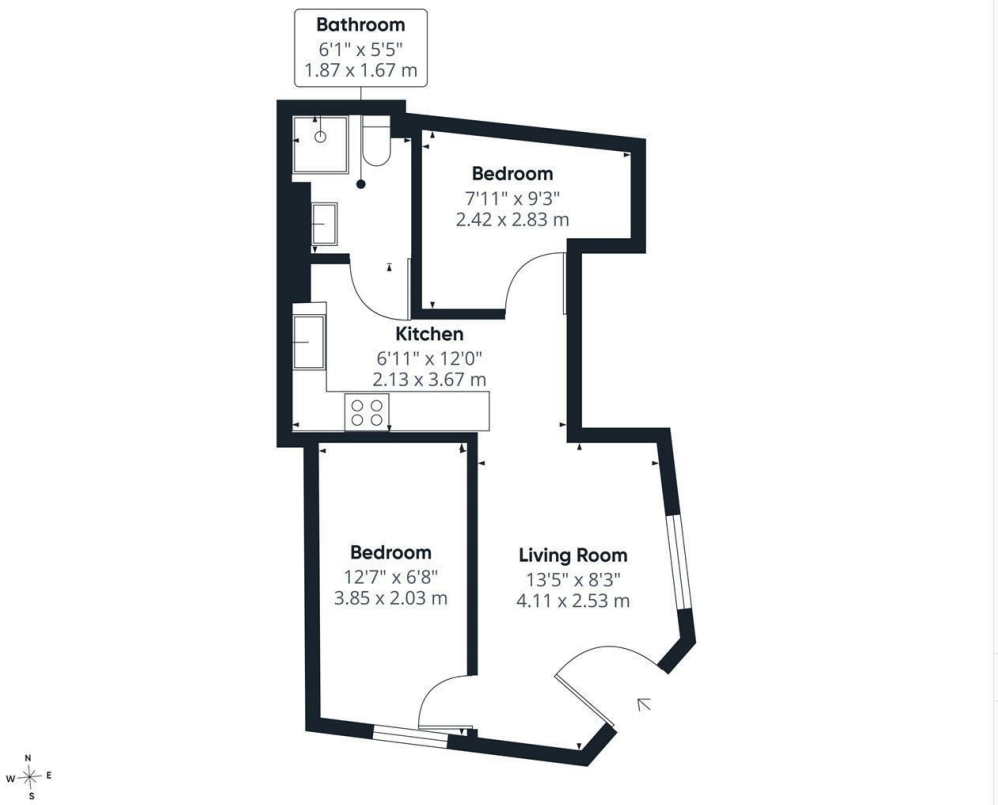
AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk







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)

352 ft²

32.7 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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