







MAGGS & ALLEN

139 CORONATION ROAD

SOUTHVILLE, BRISTOL, BS3 1RE

Guide Price: £450,000+

- 17 December LIVE ONLINE AUCTION
- Block of 3 self-contained flats
- Attractive bay-fronted Victorian property
- 1-Bedroom Garden Flat | 2-Bedroom First Floor Flat | Top Floor Studio Flat
- Combined rental income of £43,500 PA
- Superb investment or break-up opportunity

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www.maggsandallen.co.uk

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139 CORONATION ROAD, SOUTHVILLE, BRISTOL, BS3 1RE

Guide Price: £450,000+

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

VIEWINGS
By appointment.

SUMMARY
RESIDENTIAL INVESTMENT - THREE SELF-CONTAINED FLATS PRODUCING £43,500 PER ANNUM

DESCRIPTION
An attractive bay-fronted Victorian terraced property situated in the popular and sought-after area of Southville in Bristol. The property is arranged as three well-maintained flats arranged over three floors:

Ground Floor Flat - A spacious one-bedroom flat with two reception rooms and garden.
First Floor Flat - A two-bedroom flat with an open-plan kitchen/dining/living room.
Second Floor Flat - A top floor studio apartment.

The property currently produces a combined rental income of £43,500 per annum, with the ground floor flat due to become vacant on 29th December 2026.

A superb investment / break-up opportunity in a sought-after location, close to the vibrant North Street, renowned for its variety of independent shops, cafés, restaurants and pubs, together with local amenities and public transport links.

LOCATION
The property is conveniently positioned on Coronation Road, within easy reach of the vibrant North Street - renowned for its variety of independent shops, cafés, restaurants and pubs. Bristol city centre is easily accessible, as are the nearby green spaces of Greville Smyth Park and Dame Emily Park. Southville is an established residential location, popular for its community atmosphere and convenient access to the city centre.

ACCOMMODATION SCHEDULE
Ground Floor Flat - One-bedroom flat (61 m²)
First Floor Flat - Two-bedroom flat (54 m²)
Top Floor Flat - Studio flat (37 m²)

Please refer to floorplan for approximate room measurements and internal layout. The flat sizes above have been taken from the EPCs and should not be relied upon.

TENANCY DETAILS
Ground Floor Flat - £1,275 pcm (vacating on 29th December 2026)
First Floor Flat - £1,500 pcm
Top Floor Flat - £850 pcm

TENURE
The property is for sale on a freehold basis, subject to the existing tenancies.

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

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS
GFF: D / FFF: C / TFF: C

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.

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

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.













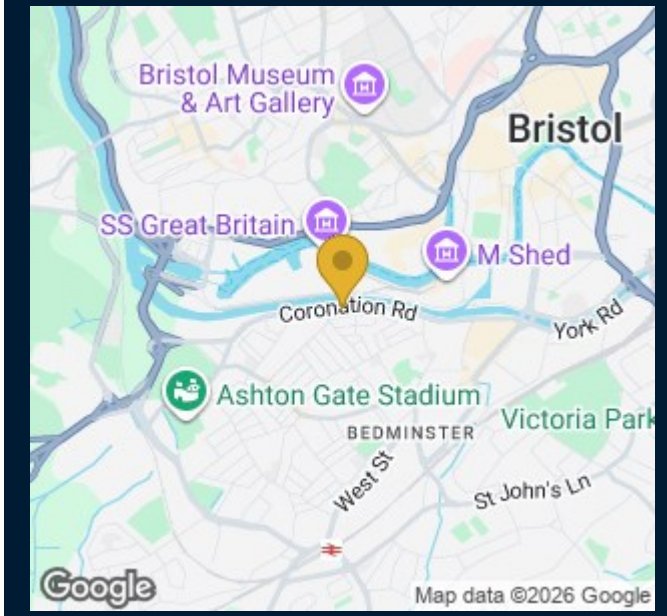



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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