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Auctions

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LOT 21 - 90B City Road, St Pauls, Bristol, BS2 8UH

For auction Guide Price £130,000 +

A first floor one-bedroom flat in an attractive period building in St Pauls. The property has been tenanted in recent years, would benefit from some updating and is ideally located for easy access to the city centre and Stokes Croft. The property is to be sold with vacant possession and would make an ideal buy to let investment or first time buy.



LOT 21 - 90B City Road, St Pauls, Bristol, BS2 8UH

FOR SALE BY AUCTION

This property is due to feature in our online auction on 10th December 2020 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

FIRST FLOOR ONE BEDROOM FLAT - IDEAL BUY TO LET OR FIRST TIME BUY

DESCRIPTION

A well-proportioned one bedroom flat with high ceilings throughout, situated on the first floor of this attractive period building. The property has previously been rented out and is now offered for sale with vacant possession. There is excellent scope to add value through general modernisation works and the property offers fantastic rental potential. A superb opportunity for investors and private buyers alike.

LOCATION

The property is situated on City Road in St Pauls and provides easy access to the city centre, M32 and Cabot Circus. A wide range of local amenities are available in the nearby Stokes Croft.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout.

FIRST FLOOR FLAT

Accessed via a communal entrance with stairs leading to the first floor, the flat comprises an open-plan kitchen/living room to the rear of the building with a double bedroom and bathroom to the front.

RENTAL POTENTIAL

Following a general programme of modernisation works, we would anticipate a market rent in the region of £725 - £750 pcm.

TENURE

We understand the property is to be sold on the residue of a 999 year lease.

SERVICE CHARGE

We are informed by the vendor that the current service charge payable is approximately £90 per calendar month.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

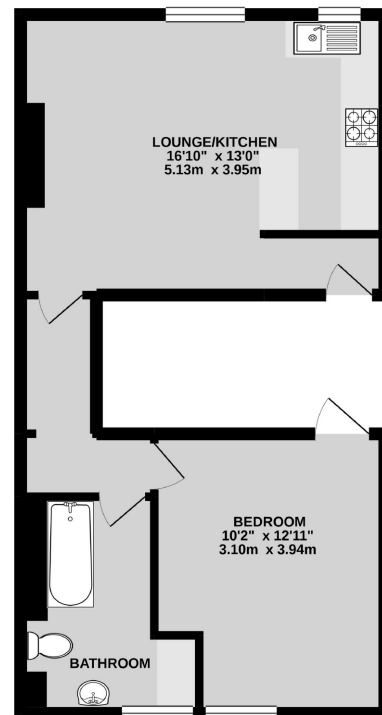
BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 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.

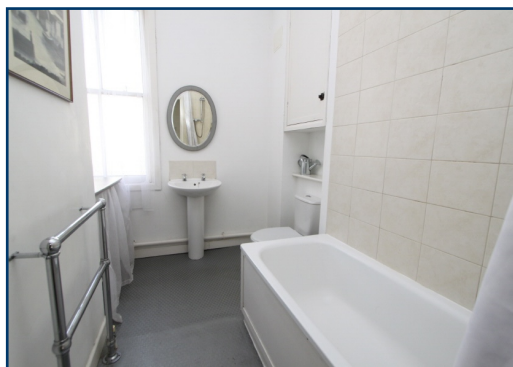
FIRST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



90B CITY ROAD

TOTAL FLOOR AREA : 447 sq.ft. (41.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 1/2/2020



Auction, Commercial & Chartered Surveyors

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It should not be assumed that this property has all the necessary Planning, Building Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

