



## FEATURES

- Online auction date 4 & 5 March
- One bedroom ground floor flat
- Approx. 30 minutes walk to city centre
- Council tax band A
- Strong transport links
- Guide Price £55,000+
- Freehold
- Suitable for owner occupier or investor
- No chain
- Situated near Temple Meads

**Guide price: £55,000+**

## One Bedroom Ground Floor Flat

Ground Floor Flat  
20a Kensington Park  
Bristol, BS5 0NU

## OVERVIEW

For sale by online auction a ground floor basement flat which is sold with vacant possession.

This property is suitable for owner occupiers or investors as it is sold with no chain.

Kensington Park is located in the district of Easton. The property sits just off Stapleton Road, a key route through Easton which links directly to the A420 (Church Road), providing quick access into Bristol City Centre, which is less than two miles away. The M32 motorway is also within easy reach, giving excellent connections to the M4, M5 and further afield.

The area is well connected by public transport with both Lawrence Hill and Stapleton Road railway stations within walking distance offering regular services to Temple Meads and beyond.

## Lot No. 11

Auction date 4 & 5 March 2026

### Council Tax

The property is rated with council tax band A

### EPC

The property is rated within band E and expires on the 27th July 2033  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2928-1856-2118-1017-0165>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

### Buyers Premium

3% (min. £4,500) inc. VAT

### Deposit

10% deposit

### Viewings

Please contact John Pye Property 0115 9706060 [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office: James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number: 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.