



### FEATURES

- Online auction date 28 & 29 January
- One bedroom ground floor flat
- Approx. 30 minutes walk to city centre
- Council tax band A
- Strong transport links
- Guide Price £62,500+
- Freehold
- Suitable for owner occupier or investor
- No chain
- Situated near Temple Meads

**Guide price: £62,500+**

### 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. 4**

Auction date 28 & 29 January 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)