

estate agents **auctioneers**

**hollis
morgan**

Hall Floor Flat, 62 Coronation Road, Southville, Bristol, BS3 1AR
£210,000

Hollis Morgan - A competitively priced hall floor flat (513 Sq Ft) in need of basic updating with private entrance and huge potential, located moments from Whapping Wharf and North Street.

- Hall Floor Flat
- Huge Potential
- Gas Central Heating
- Private Entrance
- No Onward Chain

The Property

A Leasehold flat occupying the hall floor of this end of terrace period property. The flat has a private entrance and two bedrooms encompassing 513 Sq Ft Leasehold - new 999 year Lease Management Company - New SPV to be formed with each flat owning 25% and monthly contortion to be mutually agreed - currently no monthly fee. Sold with vacant possession.

Location

Located in one of Bristol's most sought after locations just yards from the iconic North Street yet tucked back from the action that is quite literally on your doorstep, There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

Further Information

FLAT FOR BASIC UPDATING

This vacant flat is now is need of updating but scope for a fine home or investment in this sought after location.

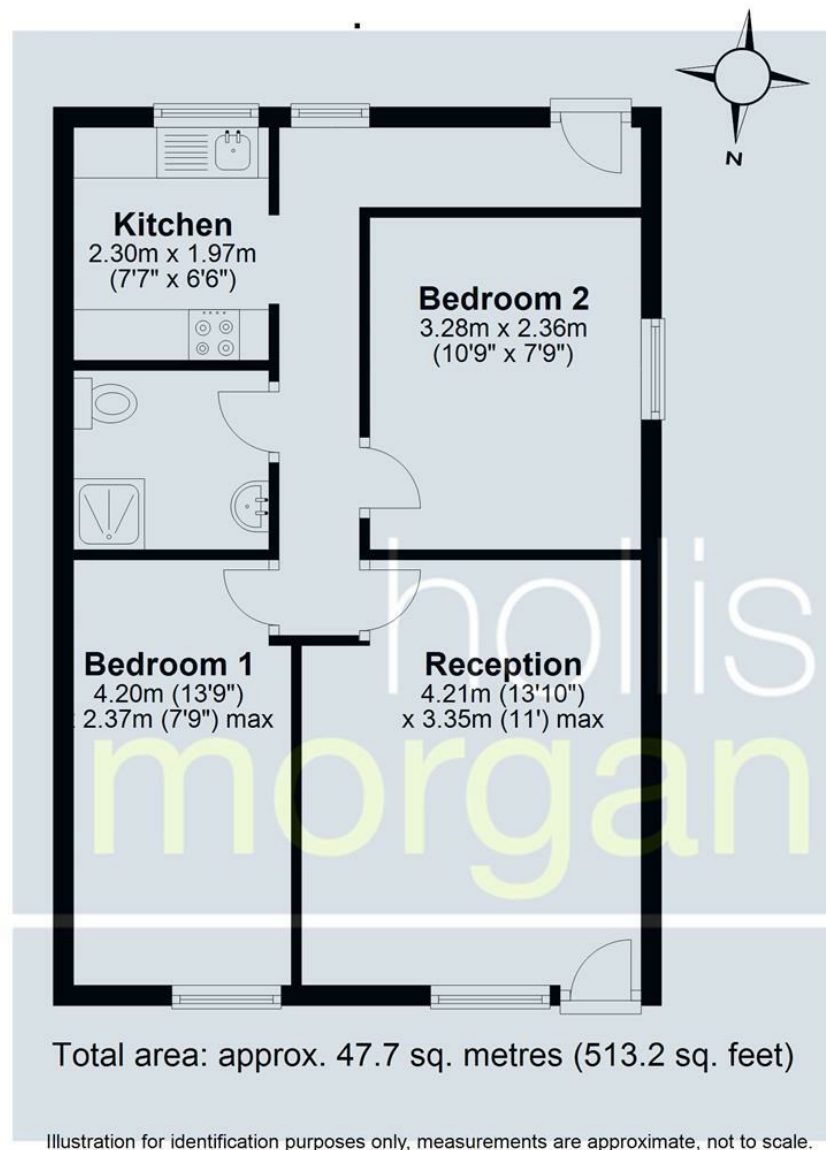
SCOPE TO REARRANGE LAYOUT

There is potential to rearrange the layout of the flat subject to consents. Please refer to proposed scheme prepared by the vendor. Please note no formal planning or consent has been previously requested of this nature. We understand there is already permission by the Management Company / Freeholder to make these alterations.

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. 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 may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

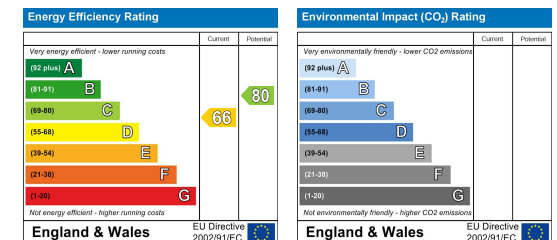




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