

## 145 Clouds Hill Road, St George, Bristol, BS5 7LH

Sold @ Auction £152,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH FEBRUARY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY 2024
- FREEHOLD 1 BED FLAT | VACANT
- BASIC UPDATING | HALL FLOOR
- SOLE USE OF REAR GARDEN & PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A vacant Freehold HALL FLOOR 1 BED GARDEN FLAT ( 697 Sq Ft ) in need of BASIC UPDATING with PARKING.

# 145 Clouds Hill Road, St George, Bristol, BS5 7LH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY AUCTION \*\*\*

GUIDE PRICE £90,000 +++  
SOLD @ £152,000

ADDRESS | 145 Clouds Hill Road, St George, Bristol BS5 7LH

Lot Number 30

The Live Online Auction is on Wednesday 14th February 2024 @ 17:30  
Registration Deadline is on Monday 12th February 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A ground floor hall floor one bedroom flat ( 697 Sq Ft ) with separate bedroom and sole use of the rear garden and off street parking.

The successful purchaser will be buying the Freehold subject to the benefit of the relevant long lease.

The management company named in the leases has been dissolved and Freeholder is not collecting any ground rent.

Please refer to online legal pack for further information.

Sold with vacant possession.

Tenure - The lot is Freehold subject to a 999 year lease of the first floor which has been previously sold.

Council Tax - A

EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT FLAT | UPDATING | INVESTMENT

A hall floor flat that has been let for many years ( now vacant ) and in need of basic updating to suit investor or owner occupier.

### RENTAL APPRAISAL

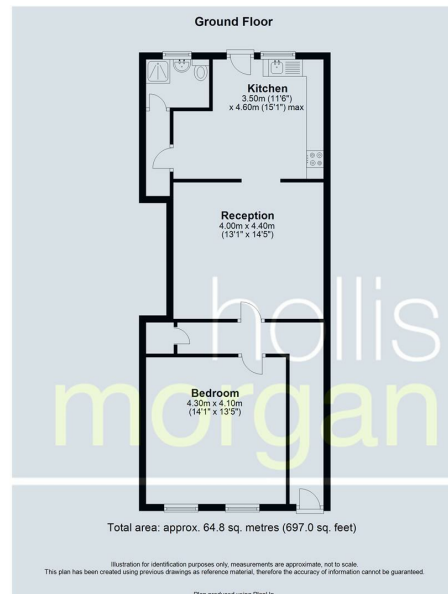
What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

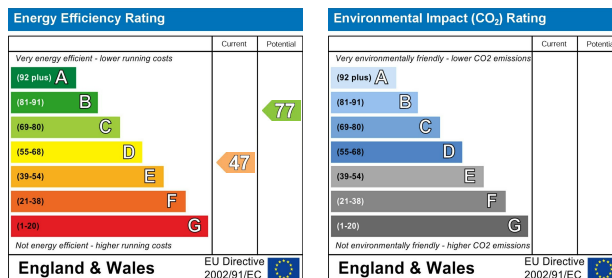
145, Clouds Hill Road – £925pcm - 1000pcm once refurbished.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

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.

Please refer to our website for further details.