



**Flat 4, 60 Cotham Road, Cotham, Bristol, BS6 6DW**

**Sold @ Auction £120,000**

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 12 - A third floor STUDIO apartment ( 282 Sq Ft ) with far reaching VIEWS - now requires MODERNISATION.



# Flat 4, 60 Cotham Road, Cotham, Bristol, BS6 6DW

**FOR SALE BY AUCTION**  
GUIDE PRICE £95K  
SOLD @ AUCTION £120K

LOT NUMBER 12  
Wednesday 24th February 2016  
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY  
Legal packs will be available for inspection from 18:00.  
The sale will begin promptly at 19:00

## VIEWINGS

First Viewing Dates:

Thursday 14th January @ 12:15 pm

Saturday 16th January @ 14:45 pm

Saturday 23rd January @ 12:15

Weekly Set Viewing (starting from week commencing 18th January)

Every Tuesday @ 14:45

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

## SOLICITORS

Janet Hartnoll  
Property Lawyer  
Bristol City Council  
Legal Department  
City Hall, College Green, Bristol BS1 5TR  
Tel: 0117 92 22325  
janet.hartnoll@bristol.gov.uk

## ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Legal Packs are free to download from Hollis Morgan. Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or register to receive them if not yet available. You will be automatically be updated if any new information is added.

## BRISTOL CITY COUNCIL

This lot is offered on behalf of Bristol City Council.

## PRE AUCTION OFFERS

Bristol City Council will not accept any pre auction offers on this Lot.

## THE PROPERTY

Occupying the third floor of this imposing terraced period property is a studio flat ( 282 Sq Ft ) with far reaching views to the rear.  
Communal garden at front of property.  
Leasehold - residue of 999 years.

## LOCATION

Cotham road is located on the Redland Cotham borders with excellent access to both the University of Bristol and the Bristol Royal Infirmary. The property is ideally suited for access to Whiteladies Road (0.5 miles), Gloucester road (0.75 miles) and the city Centre (1 Mile) whilst Redland Green train station is located with a quarter mile plus local shops to be found in Kingsdown within a few hundred yards.

## THE OPPORTUNITY

The property now requires complete updating but has the potential for a fine home or excellent investment in this highly sought after area of the City.

## RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this property – calum@hollismorgan.co.uk

Calum Says; " The market in Cotham is always popular due to a wide source of potential buyers and tenants from the BRI, Bristol University and local professionals - I would suggest that once refurbished to a high standard the resale values is in excess of £140,000"

## RENTAL APPRAISAL

Currently laid out as a studio flat. If modernised it would rent for £700. However you could reconfigure and move kitchen into lounge and create a bedroom where kitchen is using one of the Windows from the bathroom. If modernised to a good standard you could achieve rental income of circa £825 PCM.

For further information email [info@clifton-rentals.co.uk](mailto:info@clifton-rentals.co.uk)

## EPC

For full details of the EPC please refer to the online legal pack.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## AUCTION BUYERS GUIDE VIDEO

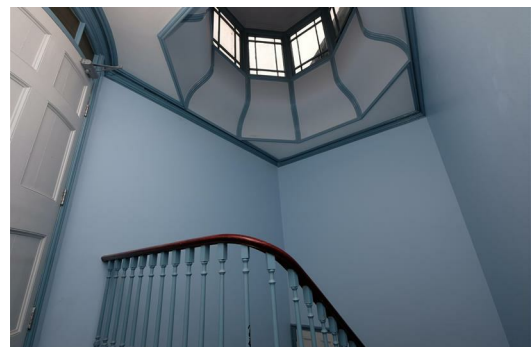
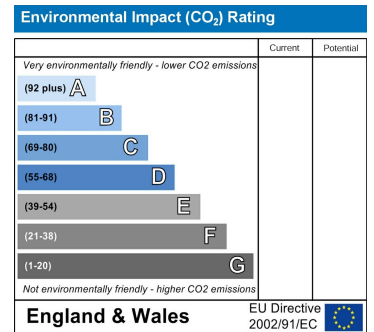
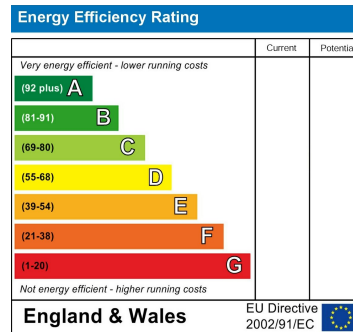
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website [www.homestartbristol.org.uk](http://www.homestartbristol.org.uk)

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.



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