

estate agents **auctioneers**

**hollis  
morgan**



Hollis Morgan MAY AUCTION LOT NUMBER 28 - A prime FREEHOLD BLOCK OF FLATS ( 2822 Sq Ft ) with parking and garden in a central CLIFTON location for INVESTMENT or REFURBISHMENT.

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 23RD MAY
- ALL SAINTS CHURCH, CLIFTON, BS8 2HY
- WEEKLY SET VIEWINGS
- DOWNLOAD ONLINE LEGAL PACKS
- MAY 2018
- ARRANGED AS 3 SELF CONTAINED FLATS
- PARKING AND GARDENS
- SCOPE TO INCREASE RENTS
- IDEAL RENOVATE / BREAK UP OPPORTUNITY

**FOR SALE BY AUCTION**  
SOLD @ HOLLIS MORGAN MAY AUCTION

GUIDE £650,000 +++  
SOLD @ £820,000

LOT NUMBER 28  
Wednesday 23rd May 2018  
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

**PRE AUCTION OFFERS**  
On this occasion the vendor will NOT be inviting pre auction offers.

**EXTENDED COMPLETION**  
Completion is set for 8 weeks or earlier subject to mutual consent.

**SOLICITORS**  
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**ONLINE LEGAL PACKS**  
Digital Copies of the Online legal pack can be downloaded Free of Charge.  
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.  
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 if they are not yet available they will automatically be sent to you when we receive them.  
You will be automatically updated by email if any new information is added.  
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.  
\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

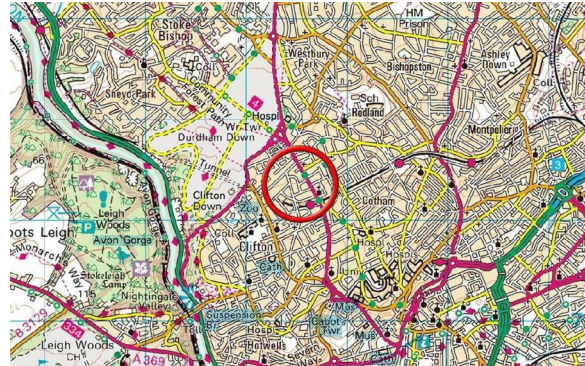
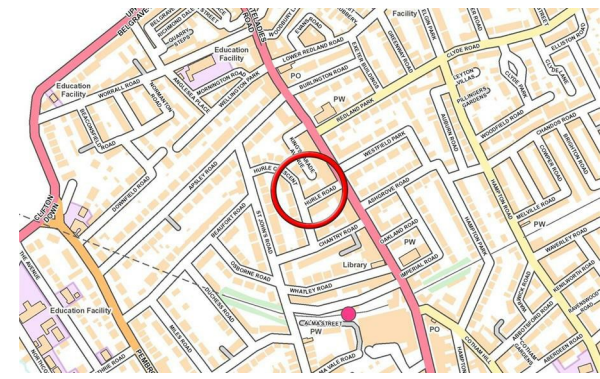
**THE PROPERTY**  
A prime Freehold property arranged over three floors plus basement with parking for 3 cars and an enclosed rear garden.  
The property comprises 3 self contained flats and is sold subject to the existing tenancies.

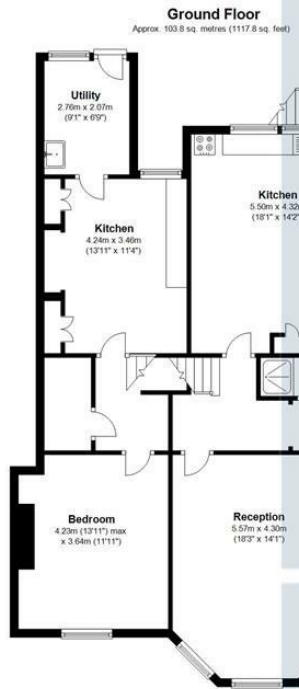
6A HALL FLOOR - 1 BED  
Private entrance, large kitchen, reception room, shower room & stairs up to bedroom 1.

6B GARDEN FLAT - 2 BED  
Private entrance, large entrance hall / utility, kitchen, bedroom & stairs down to shower room and bedroom 2.

6C UPPER MAISONETTE - 2 BED  
Private entrance accessed from external stairs to rear at first floor level into kitchen, large reception room, bathroom, bedroom 1 & stairs up to bedroom 2 and loft space.

**LOCATION**  
Hurle Road is a quiet residential street located in a very thought after area just off Whiteladies Road and its local amenities and services including supermarkets, bars, pubs, cafes and restaurants are all within close proximity. Clifton Downs train station with its direct link to Temple Meads main station is only a short walk away and Bristol University and The Bristol Royal Infirmary are also within walking distance. The property is equally close to Durdham Downs with its acres of open land and woodland bounded on the south western side by the spectacular Avon Gorge with the historic Clifton Suspension Bridge providing a unique crossing to North Somerset.

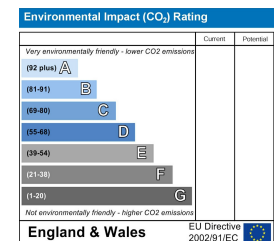
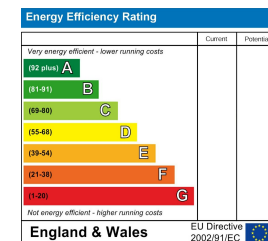




Total area: approx. 262.3 sq. metres (2822.9 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.  
6 Hurle Road, BRISTOL



hollis  
morgan

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