



0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis
morgan

auction



Flat 134, Eclipse Broad Weir, City Centre, Bristol, BS1 3DH

Auction Guide Price £192,000 +++

Hollis Morgan APRIL AUCTION LOT NUMBER 3 - A one bedroom apartment with private balcony - sold with vacant possession on behalf of LPA receivers.

Flat 134, Eclipse Broad Weir, City Centre, Bristol, BS1 3DH

FOR SALE BY AUCTION

GUIDE PRICE - £150,000
SOLD @ AUCTION - £192,000

LOT NUMBER 3

Wednesday 15th April 2015

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

Set Viewings:

Every Wednesday 11:00 am

For viewings please go to the MAIN Eclipse Entrance and use the Entry System to ring the flat and we will buzz you in to view.

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.

There is no need to book an appointment – simply turn up at the aforementioned time and we will register your interest at the property.

Please note there will be NO SET VIEWINGS on the day of the auction.

SOLICITORS

Amandeep Randhawa

Amandeep.Randhawa@osborneclarke.com

Osborne Clarke

2 Temple Back East, Temple Quay, Bristol BS1 6EG

DX 7818 Bristol

T + 44 (0)207 105 7143

T + 44 (0)117 917 3210

ONLINE LEGAL PACKS

Please visit our website www.hollismorgan.co.uk and follow the RED links "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 also automatically be updated if any new information is added.

LPA Receivers

Sold on behalf of LPA Receivers.

THE PROPERTY

The Eclipse is an exclusive city centre development giving a modern lifestyle and surrounded by one of the most contemporary, exhilarating and bustling environments. Accommodation includes a private balcony with fourth floor views over the city, one double bedroom, a contemporary bathroom and an open plan living space and kitchen which includes custom designed units with high gloss lacquered door fronts, laminate worktops and stainless steel sink with mixer tap.

The apartments are arranged from 1st to 13th floor levels situated above Harvey Nichols, a flagship store amid the £500 million Cabot Circus regeneration showcase.

LOCATION

Broad Weir lies within the heart of the Cabot Circus Retail complex. A wide range of well known retailers, affluent bars, pubs, cafes and restaurants are all within close proximity. Bristol Temple Meads is also within walking distance.

THE OPPORTUNITY

Reduced price for Auction - Excellent value.

Potential Rental income of £900-£950 pcm.

Sold with vacant possession.

RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this 1 bedroom apartment would make a good rental investment. Having visited the property, Danny Dean of The Bristol Residential Letting Co suggests a rental range of £900-£950pcm will be achievable on this apartment if furnished to an appropriate standard. If you would like to discuss more detail on the potential for rental, you can call me (0117 973 5237) or email (danny@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (19 Clifton Down Shopping Centre, Whiteladies Rd, Clifton, Bristol, BS8 2NN) where I am always happy to advise investors on maximising their investment.

LEASEHOLD INFO

The leases are 150 years less three days from 16 November 2007

The ground rent is £300 per annum

Service charge will be £1,286.40 per annum.

Please refer to online legal pack for full details.

PARKING

There is no parking with the flat but spaces can be rented from the Bristol Alliance direct for circa £1500 per annum.

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HALLWAY

Storage cupboard with 'Alpha' combination boiler.

KITCHEN / DINER

Access to balcony, kitchen units, over, four ring hob, sink with drainer, storage cupboard, and double radiator.

BATHROOM

Shower, panelled bath, wash hand basin and W.C.

BEDROOM

Access to balcony and single radiator.

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 £500 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack.

Please send the COMPLETED form to –

olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk