

# 18, Deanna Court Cleeve Lodge Close, Downend, Bristol, BS16

Sold @ Auction £139,050



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JULY ONLINE AUCTION
- LEASEHOLD 1 BED FLAT
- VACANT | 4th FLOOR | FINE VIEWS
- REQUIRES BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold 4TH FLOOR 1 BED FLAT in this purpose built block | Vacant to suit BASIC UPDATING.

# 18, Deanna Court Cleeve Lodge Close, Downend, Bristol, BS16 6AU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JULY ONLINE AUCTION \*\*\*

GUIDE PRICE £110,000 +++  
SOLD @ £139,050

ADDRESS | 18, Deanna Court, Cleeve Lodge Close Downend, Bristol, BS16 6AU

Lot Number 61

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30  
Registration Deadline is on Monday 22nd July 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 Leasehold purpose built 1 bedroom flat located on the fourth floor of this detached purpose built block of flats at the end of this quiet residential cul de sac ad fine views over the King George V playing fields.  
Sold with vacant possession.

Length of lease – 125 years from 31 December 1982  
Mangt Fees – Biannual ground rent of £25 / Half Yearly Service charge of £104.57  
Council Tax - A  
EPC - D  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### LOCATION

The block is located within the popular residential suburb of Downend. Local amenities and services are all within walking distance including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre is approximately five miles away.

### THE OPPORTUNITY

VACANT FLAT | BASIC UPDATING

The flat has been let for a number of years and would now benefit from basic updating but has scope for an excellent starter home or investment.  
Please refer to independent rental appraisal.

### RENTAL APPRAISAL

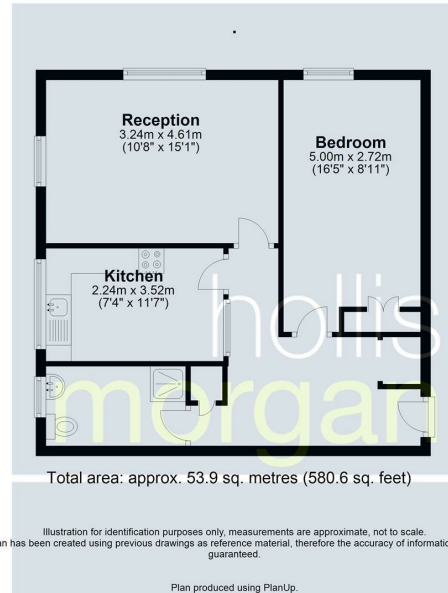
What rent can we achieve for you?

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;

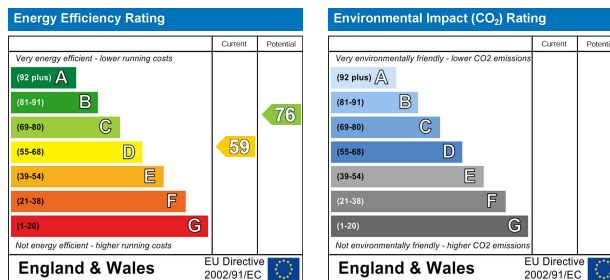
18, Deanna Court – £800pcm - 850pcm

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



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Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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## 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.