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auction



The Maisonette, 6 Worcester Crescent, Clifton, Bristol, BS8 3JA

Auction Guide Price £790,000 +++

Hollis Morgan SEPTEMBER AUCTION - A stunning Hall and First Floor Maisonette (1825 Sq Ft) with GARDEN and PARKING and now in need of BASIC UPDATING.

The Maisonette, 6 Worcester Crescent, Clifton, Bristol, BS8 3JA

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £650,000 +++

SOLD @ £790,000

LOT NUMBER 42

Wednesday 27th September 2017

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 our clients will NOT be considering any offers prior to the auction.

EXTENDED COMPLETION

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

SOLICITORS

Jonathan Beck

Carbon Law Partners

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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.

*** 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

This charming property is arranged over the Hall and First Floor of this elegant Period property and includes the front and majority of the rear garden plus garage (accessed from Clifton Park Road)

The elegant and spacious accommodation (1825 Sq Ft) includes the original front door and entrance hall with double height ceiling, two large reception rooms plus separate kitchen on the hall floor and three bedrooms and bathrooms on the first floor.

The property also has use of the communal Worcester

Crescent Gardens.

Sold with Vacant Possession.

Leasehold – residue of 999 years from 1986

Freehold – Owned by management company – 3 Flats with equal share.

Ground Rent - £20 pa

Monthly Management fee - £80 pcm (include buildings insurance / annual garden fee etc)- we understand circa £3,000 in sinking fund

Please note the Basement and Top Floor each have a parking space at the rear and pedestrian access to the property.

REFER TO LEGAL PACK

VIRTUAL TOUR

Please follow / paste this link to view the virtual tour.

www.hollisemail.com/6worchester

LOCATION

Apart from the "Chelsea" style atmosphere of the unique period village of Clifton, the property also enjoys easy access to some of the most prestigious shops in Bristol, several private and state schools as well as the university of Bristol, The Business areas of Bristol together with a plethora of restaurants and other leisure facilities including The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and Clifton Suspension Bridge. There are high speed train services to London and other parts of the country from Temple Meads Station as well as Parkway Stations and the M4 and M5 motorway network is very easily accessible.

Clifton High School 0.1 mile. Clifton Suspension Bridge 0.4 mile. Clifton College 0.5 mile. Bristol city centre 1 mile. Bristol Temple Meads 2 miles.

THE OPPORTUNITY

The property would now benefit from basic updating but has the scope to create a first class home in one of Clifton's most sought after addresses.

RENTAL APPRAISAL

This lovely property offers the new buy an opportunity to create a lovely home. The property is in need of modernisation which once done would provide the owner with a good income for the maisonette. The property would attract families relocating to Bristol for companies such as EDF, Airbus, Rolls Royce. If developed to a good specification the property could achieve rent in the region of £2750 per month or £33,000p/a.

If you have any queries please contact Clifton Rentals on info@clifton-rentals.co.uk or 0117 911 3423/07854367689

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 (£900 inc 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.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

- Proof of identity (valid passport or photo driving licence).
- Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- 10% deposit payment.
- Buyers premium payment.
- Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

- Personal or Company Cheque
- Bankers Draft
- Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before 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.

TESTIMONIALS

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

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol based "Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/