



35 Portland Place, Frome, Somerset, BA11 4LT

Sold @ Auction £80,000

Hollis Morgan FEBRUARY AUCTION - A leasehold ONE BEDROOM FLAT (450 Sq Ft) located on the SECOND FLOOR with a REDUCED PRICE FOR AUCTION.



35 Portland Place, Frome, Somerset, BA11 4LT

ADDRESS

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FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN RECORD BREAKING FEBRUARY AUCTION ***

GUIDE PRICE £75,000 +
SOLD @ £80,000

LOT NUMBER 38

Tuesday 25th February 2020

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal Pack Room and Registration will be open from 18:15
The sale will begin promptly at 19:00

JOINT AGENTS

McAllisters Estate Agents
13 Market Place, Frome, BA11 1AB
01373 453592
info@mcallistersestateagents.co.uk

SOLICITORS

Daisy Girvin
Capstick Solicitors
T: 01962 678395
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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 leasehold one bedroom second floor purpose built flat (450 Sq Ft) in this central location and is offered in good decorative order with some scope for basic updating.
The property is leasehold with a 999 year lease and service charge of approximately £35 per month.
Sold with vacant possession.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously listed at £90,000 and is now reduced for a sale by public auction.

INVESTMENT

The property has excellent rental prospects with a potential income of £475 pcm to £495 pcm
£5940 pa

SCHEDULE OF ACCOMMODATION

Accommodation: All dimensions being approximate.

Communal Entrance Hall:

With entry phone system and remote door opening. Staircase rising to the first and second floor.

Second Floor:

Private Entrance Hall:

With a panelled front door, store cupboard, airing cupboard with a factory lagged hot water cylinder. Single radiator and door to:

Lounge:

15'3x10'7" (4.65m x 3.23m) With a double radiator and double glazed window.

Kitchen:

10'10"x6' (3.3m x 1.83m) With a range of white fronted fitted units with contrasting work surfaces comprising a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath, space and plumbing for a washing machine and space for a cooker, space for a refrigerator, wall cupboard units, wall mounted Worcester gas fired boiler supplying domestic hot water and central heating to radiators. Single radiator and a double glazed window.

Bedroom:

With a white suite comprising panelled bath with adjacent ceramic wall tiling, wall mounted electric shower, low level WC, pedestal wash basin with a tiled splash and a single radiator.

Bedroom:

13'2"x9' (4.01m x 2.74m) With a single radiator and double glazed window.

Outside:

There is ample communal parking available within Portland Place.

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.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email 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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

EPC

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

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.

AUCTION FINANCE

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

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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque

Bankers Draft

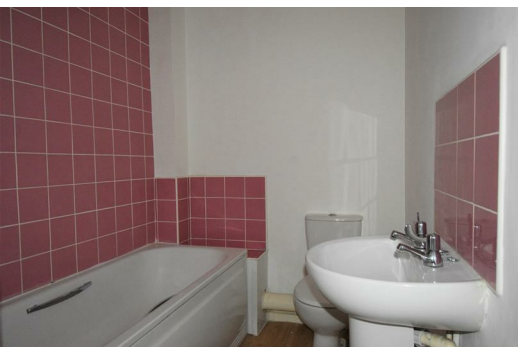
Debit Card (NOT CREDIT CARD)

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.

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 £1,200) are required by the Auction Department at least two full working days before the auction.



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

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