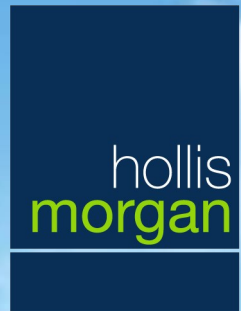


estate agents **auctioneers**



95 Deanery Road, City Centre, Bristol, BS1 5QH

Sold @ Auction £316,000

Hollis Morgan APRIL AUCTION - A modern 2 BED / 2 BATH APARTMENT ( 958 Sq Ft ) with SOUTH FACING BALCONY and PARKING - sold with VACANT POSSESSION and REDUCED PRICE FOR AUCTION.

**FOR SALE BY AUCTION**  
\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE £250,000 +++  
SOLD PRIOR @ £316,000

LOT NUMBER 3  
Wednesday 11th April 2018  
All Saints Church Pembroke Road, Clifton, Bristol BS2 2HY  
Legal packs will be available for inspection from 18:00.  
The sale will begin promptly at 19:00

**SOLICITORS**  
Gurcharan Bhaker  
Bhaktom Solicitors  
gb@bhaktom-solicitors.co.uk

**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**  
A Leasehold third floor ( Lift and Stairs ) modern apartment with spacious accommodation ( 958 Sq Ft ) comprising open plan living space and large south facing balcony in addition to master bedroom with en suite, family bathroom, bedroom two and various storage spaces plus allocated off street parking (refer to car parking plan)

Leasehold 250 years from June 2000.

Service charge £1,739.42 per annum payable by two equal six monthly installments.

**LOCATION**  
Situated on the Hotwells / Harbourside borders, just a short stroll away from the City Centre which boasts a wide array of amenities. Clifton Village and Durham Downs are also within 1.5 miles and the property is perfectly located for commuting as major road links are close by.

**THE OPPORTUNITY**  
REDUCED PRICE FOR AUCTION

The market value for a flat of this size and the south facing balcony is in the region of £400,000

**INVESTMENT / OWNER OCCUPIER**

Excellent investment opportunity or home in this highly sought after location.

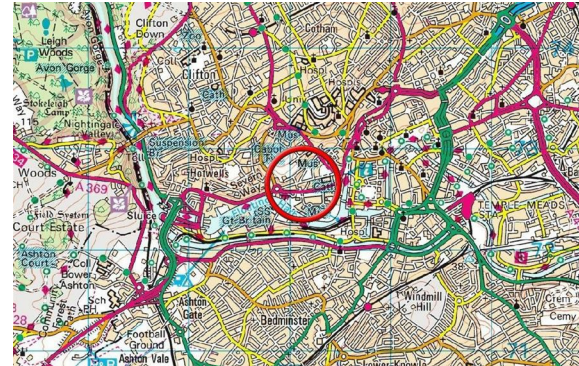
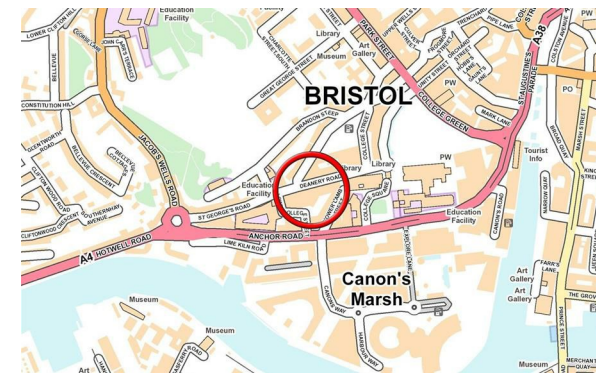
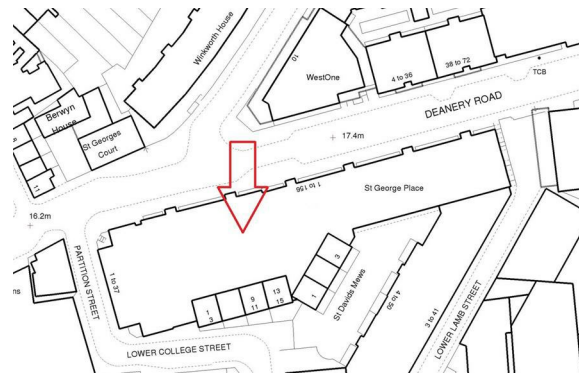
**RENTAL APPRAISAL**  
A great location for a well proportioned two double bedroom flat. Located in a well maintained block just off College Green. The flat benefits from two well proportion rooms (one with an en-suite) The living space is south facing and benefits from a balcony off the lounge. The flat also benefits from off street parking.

The flat would let well and would rent for £1150 pcm or £13800 p/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 £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.

**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.



**95 Deanery Road**

Approx. 89.0 sq. metres (958.3 sq. feet)



Total area: approx. 89.0 sq. metres (958.3 sq. feet)

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

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

**95 Deanery Road, Bristol**

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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