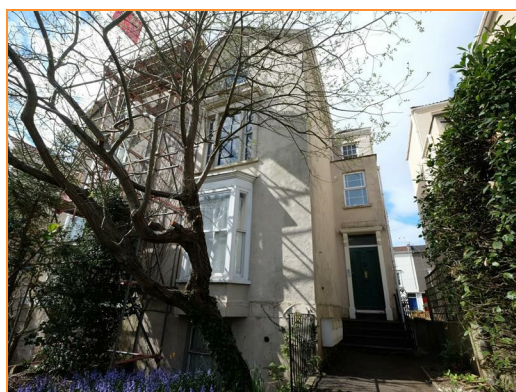




**First Floor Flat, 103 Hampton Road, Redland, Bristol, BS6 6JG**

**Sold @ Auction £175,000**

Hollis Morgan JUNE AUCTION LOT NUMBER 2 - A First Floor one bedroom flat ( 553 Sq Ft ) currently let for £7800 per annum close to Whiteladies Road.



# First Floor Flat, 103 Hampton Road, Redland, Bristol, BS6 6JG

**FOR SALE BY AUCTION**  
SOLD @ AUCTION

GUIDE PRICE £165K +++  
SOLD £175K

LOT NUMBER 2  
Wednesday 8th June 2016  
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

**SOLICITORS**  
Gaia Lack  
Skelly & Corsellis  
77 St. Johns Road, London, SW11 1QZ  
0207 350 1068  
gaia.lack@williamheath.co.uk

**ONLINE LEGAL PACKS**  
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Legal Packs are free to download from Hollis Morgan. 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 register to receive them if not yet available. You will be automatically be updated if any new information is added.

**THE PROPERTY**  
Occupying the first floor of this imposing semi detached period property this self contained one bedroom flat ( 553 Sq Ft ) has a separate kitchen and reception room plus double bedroom. Management Fees £85.50 pcm  
BNS Managing Agents

**LOCATION**  
Hampton Road is located within the heart of the popular residential suburb of Redland. Local amenities and services are all within close proximity including the popular Chandos Road which offers an array of affluent bars, cafes and restaurants. The ever popular Whiteladies Road is also within walking distance whilst Bristol City Centre is approximately two miles away.

**THE OPPORTUNITY**  
Positioned in this highly sought after area this property has the following opportunities.

**INVESTMENT**  
Currently let for £650 pcm on a rolling AST contract. The tenant has been in situ since July 2015. We would suggest there is scope to increase the current rental income.

**POTENTIAL**  
The property has been let for many years and would now benefit from basic updating but there is also scope ( subject to gaining the necessary consents ) to convert the living space into an open plan kitchen diner and create a second bedroom.

**RENTAL APPRAISAL**  
This well-proportioned flat can be let as it is although ideally redecorated. There is an option to create an open plan kitchen/lounge by swapping the current bedroom and reception. The flat would suit young professionals and would let easily. The buyer of the property could expect between £850 and £895 pcm for the property.

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 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.

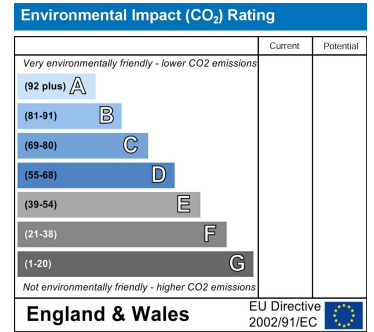
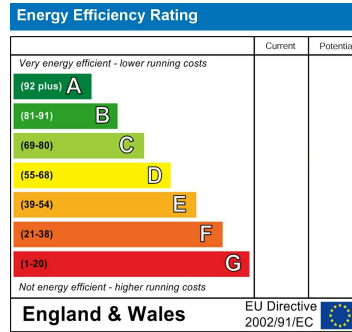
**RESERVE PRICE**  
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and 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 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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website [www.homestartbristol.org.uk](http://www.homestartbristol.org.uk)



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