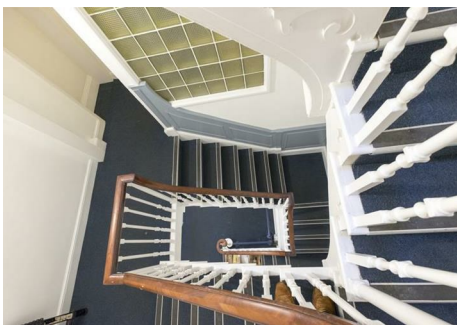
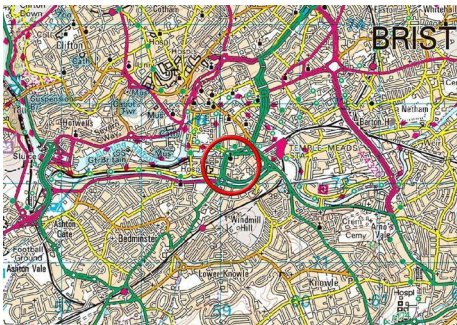
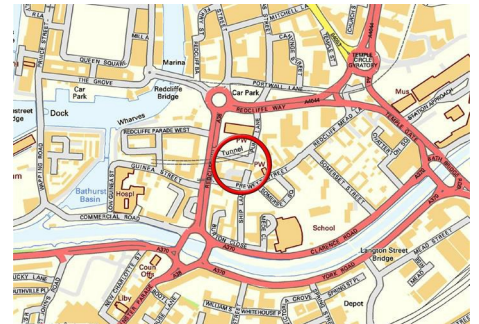
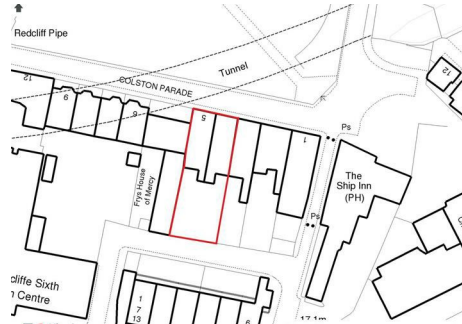




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hollis
morgan
auction



4 D, Colston Parade, Redcliffe, Bristol, BS1 6RA

Auction Guide Price £288,000 +++

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 21 - A larger than average TOP FLOOR apartment with STUNNING VIEWS over ST MARY REDCLIFFE - the flat would now benefit from some BASIC UPDATING.

4 D, Colston Parade, Redcliffe, Bristol, BS1 6RA

FOR SALE BY AUCTION

SOLD @ AUCTION - £288,000

GUIDE PRICE - £225,000

LOT NUMBER 21

Wednesday 30th September 2015

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

COMPLETION AND TENANTS

Completion is set for 2nd November or earlier by mutual consent.

The tenants have been served notice to vacate by 1st November 2015 - please refer to section 21 in legal pack.

VIEWINGS

SET VIEWING TIMES -

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

SOLICITORS

Simon Fox

Insight Law

sfox@insight-law.co.uk

11 Berkeley Square, Clifton, Bristol, BS8 1HG

Telephone: 0117 925 6257

ONLINE LEGAL PACKS

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY

4d is positioned on the top floor of this charming Georgian Terrace and spans across both 4 and 5 Colston Parade with unrivalled ecclesiastical views over St Mary Redcliffe and offers spacious accommodation

of 1,418 Sq Ft in the heart of the City.

The flat is approached via smart communal areas and is currently arranged as 3 bedrooms and kitchen diner with bathroom and various storage.

The flat will be sold on a new 999 year lease with use of the communal garden to rear.

New management company will be formed with share of freehold - please refer to legal pack.

Gas Central Heating and Door Entry System.

LOCATION

Occupying a central and convenient position close to the heart of the City of Bristol. To the West is the Harbour Side, Queen Square and the Centre with its wide range of culture facilities whilst to the East is Temple Quay with its new "Business" Centre and Temple Meads Railway Station and to the North is Cabot Circus with its wide range of shopping facilities.

THE OPPORTUNITY

The property has been let for many years and would now benefit from updating but has the potential for both a stunning and large home or investment with one of the most iconic views in Bristol in this highly sought after area.

We believe there is scope to dramatically increase the current rental income once modernised (See Appraisal)

Given the size there may be scope to rearrange the layout to increase the number of bedrooms to 4 – 5 + lettable rooms on an HMO basis.

We understand there may also be an opportunity to split the flat into two separate units.

All subject to gaining the necessary consents.

RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this property once renovated – calum@hollismorgan.co.uk

Calum Says; " With one of the most interesting views in the City and vast Square footage once renovated I would suggest the value of this flat to be in the region of £325k - £350k and will attract interest from both investors and owner occupiers"

RENTAL INFORMATION

The property is currently let for £1,100 pcm / 13,200 pa on a rolling AST contract.

Vacant possession is available with 8 weeks notice.

RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. is confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests

a rent in the region of £1250 - £1350pcm will be achievable if finished to an appropriate standard. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

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 £500 + 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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk