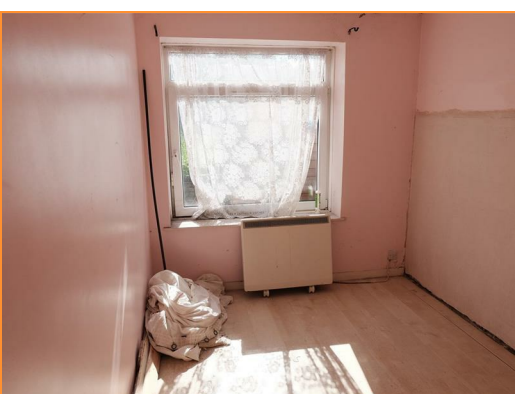




**328A Church Road, St. George, Bristol, BS5 8AJ**

**Sold @ Auction £108,000**

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 20 - A BRIGHT AND AIRY two bedroom GARDEN apartment in need of modernisation with off street parking.



# 328A Church Road, St. George, Bristol, BS5 8AJ

## FOR SALE BY AUCTION

GUIDE £95,000  
SOLD @ AUCTION £108,000

## LOT NUMBER 20

Wednesday 18th November 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

## SOLICITORS

Paul Bromhead  
Property Lawyer  
Legal Services - Property  
07469 029 520  
paul.bromhead@bristol.gov.uk  
DX7827 Bristol

## 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.

## BRISTOL CITY COUNCIL

This lot is offered on behalf of Bristol City Council.

## THE PROPERTY

A two bedroom garden apartment in need of modernisation.  
Leasehold - 850 years.

## LOCATION

Located on the busy Church road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately two miles away.

## THE OPPORTUNITY

Now in need of modernisation but will make a fine home or investment in this highly sought after location. Suitable for first time buyer or buy to let investors.

Please refer to legal pack / site plan for demise of rear garden

We understand there is off street parking to the rear of the property (left hand space) on a leasehold basis - please refer to online legal pack for full details.

We are informed Council tenants occupy the flats above.

## ACCOMMODATION

Private entrance  
Hallway  
Reception room 1  
Reception room / Bedroom  
Bathroom  
Storage room  
Bedroom 1

## RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Having visited the property, Don McKeever of The Bristol Residential Letting Co suggests a rental range of £750-£775pcm will be achievable if refurbished to an appropriate standard and let as a 2 bedroom flat.

## 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.

## 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](http://www.dancevoice.org.uk) In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)

## Energy Efficiency Rating

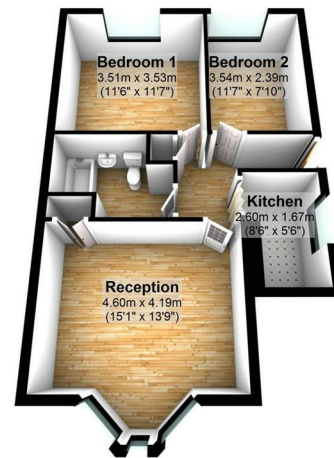
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 52.0 sq. metres (559.4 sq. feet)



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

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