

## 12 Dower House Parnell Road, Stoke Park, Bristol, BS16 1ZS

Sold @ Auction £160,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH FEBRUARY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD ONLINE LEGAL PACK
- SOLD @ FEBRUARY AUCTION
- LEASEHOLD 973 Sq Ft FLAT
- DOWER HOUSE | TOP FLOOR
- TENANTED | GARAGE & PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Leasehold TOP FLOOR APARTMENT ( 973 Sq Ft ) occupying this LANDMARK BUILDING with PARKING plus GARAGE.

# 12 Dower House Parnell Road, Stoke Park, Bristol, BS16 1ZS

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY AUCTION \*\*\*

GUIDE £130,000 +++  
SOLD @ £160,000

ADDRESS | 12 The Dower House, Stoke Park, Bristol BS16 1ZS

Lot Number 50

The Live Online Auction is on Wednesday 14th February 2024 @ 17:30  
Registration Deadline is on Monday 12th February 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A grand and extremely well presented one bedroom apartment ( 973 Sq Ft ) located on the top floor of one of Bristol's most prominent landmarks.  
The spacious apartment marries the charm and character of a conversion with modern comforts. The Dower House property boasts such original features as exposed beams and sash windows.  
The apartment consists of a double bedroom, modern kitchen, bathroom with bath and over shower and grand drawing room. The large drawing room has spectacular panoramic views through five sash windows. The modern kitchen is complete with integrated white goods including a fridge freezer, dishwasher and washing machine. The double bedroom has exposed beams with spot lighting.  
Further features include parking, a garage ( Number 12 ), gas central heating, lift and video-entry system.

Sold subject to existing AST tenancy.

Management Fees - £342 pcm  
The lease length is 999 years started in 2000.  
Council Tax - E  
EPC - E  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

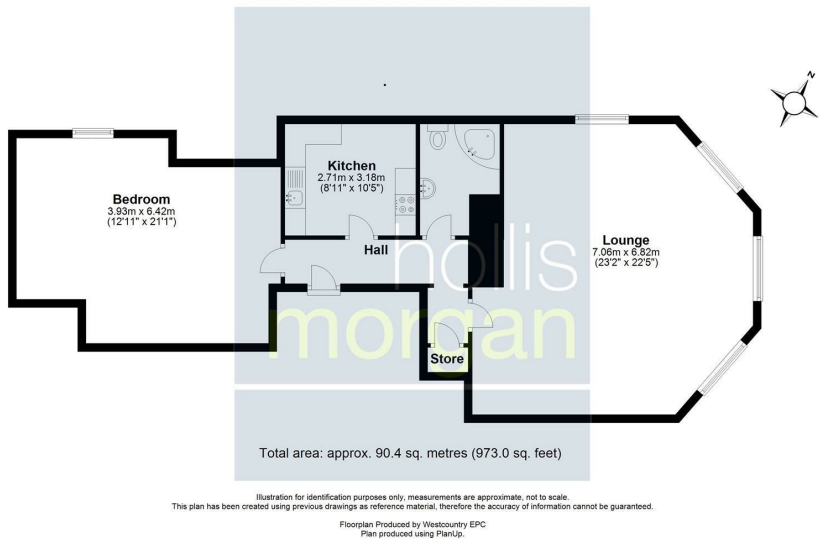
RESIDENTIAL INVESTMENT

The flat is let on an AST contract for £995 pcm | £11,940 pa  
We understand the tenant is now on a rolling AST and subject to 8 weeks notice for vacant possession.

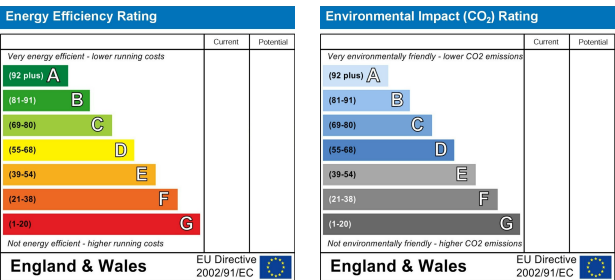
MANAGEMENT COMPANY & SERVICE CHARGE - SCOPE FOR VALUES TO INCREASE

The management of the block has recently been taken over by Rendall & Rittner.  
The higher fees are due to historic mismanagement of the block by the previous managing agents.  
It is anticipated the annual fees will be reduced over time to a more reasonable figure but interested parties must make their own investigation.  
Standard annual ground rent charge of £200

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.