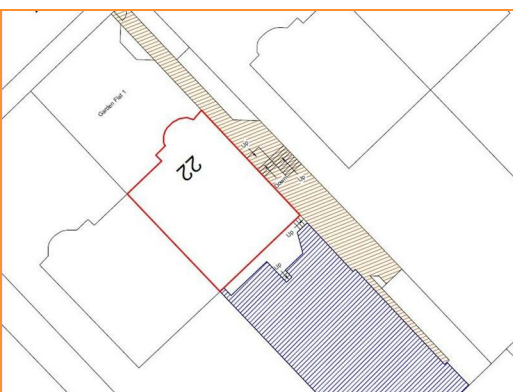




**Flat 2, 22 Apsley Road, Clifton, Bristol, BS8 2SP**

**Sold @ Auction £213,000**

Hollis Morgan APRIL AUCTION LOT NUMBER 1 - A HALL FLOOR ( 514 Sq Ft ) flat overlooking GARDENS to the rear - would now benefit from BASIC UPDATING.



# Flat 2, 22 Apsley Road, Clifton, Bristol, BS8 2SP

## FOR SALE BY AUCTION

SOLD @ AUCTION £213K  
GUIDE PRICE £175K  
APRIL AUCTION TOTAL SALES £8.5m

## LOT NUMBER 1

Wednesday 20th April 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

Janet Hartnoll  
Property Lawyer  
Bristol City Council  
Legal Department  
City Hall, College Green, Bristol BS1 5TR  
Tel: 0117 92 22325  
janet.hartnoll@bristol.gov.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

A hall floor flat ( 514 Sq Ft ) with separate kitchen, lounge and double bedroom situated at the rear of the property overlooking gardens to rear.

Freeholder - BCC  
Other Flats - Mix of private leaseholder and BCC tenants

## LOCATION

Apsley Road is located a short distance from Whiteladies Road and Clifton Down shopping centre. The property is equally close to Durdham Downs with its acres of open land and woodland bounded on the south western side by the spectacular Avon Gorge with the historic Clifton Suspension Bridge providing a unique crossing to North Somerset. Clifton College and Clifton High School are easily accessible together with the Zoological Gardens. Clifton Village with its eclectic range of shops wine bars and restaurants is easily accessible whilst The Business, Educational, Medical, Cultural and Leisure Facilities of the City Centre are within one and a half miles.

## THE OPPORTUNITY

The property would now benefit from some basic updating but will make a fine home or investment in this highly sought after location.

## ACCOMMODATION

Kitchen  
Reception Room  
Bedroom  
Bathroom

## RENTAL APPRAISAL

This well positioned 1 double bedroom flat is located near Whiteladies Road and would be popular with professional single occupants or couples. The flat is in need of modernisation – new kitchen, bathroom and decorating. There is potential to re configure the flat to create an open plan kitchen diner if the successful purchaser wanted to undertake the work. Once refurbished the flat it would achieve £850-895 per calendar month.

If you have any queries please contact Clifton Rentals on info@clifton-rentals.co.uk or 0117 911 3423/07854367689

## RE SALE VALUES

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

Calum Says; " Any property within walking distance of Whiteladies Road is hugely popular and I would suggest a resale value once renovated of circa £250,000 and will appeal to both investors and owner occupiers"

## 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.

## AUCTION BUYERS GUIDE VIDEO

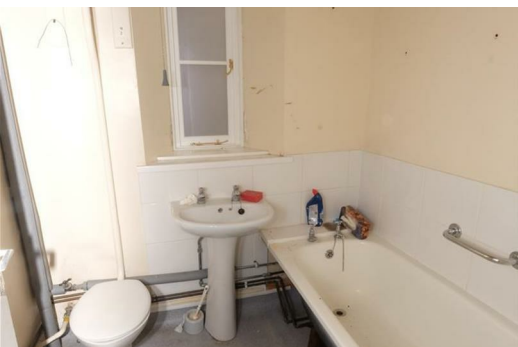
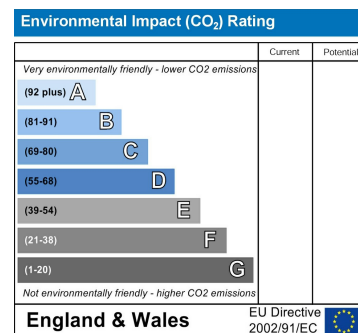
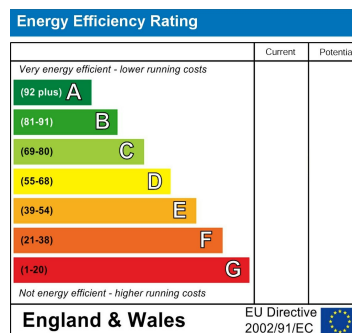
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## 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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