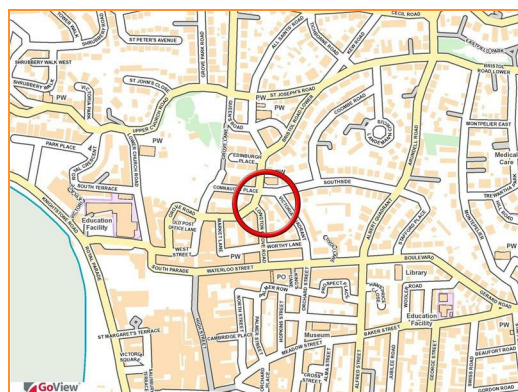




Flat 2, 16 Longton Grove Road, Weston-Super-Mare, North Somerset, BS23 1LT

Sold @ Auction £130,000

Hollis Morgan JULY AUCTION - A large THREE BEDROOM / TWO BATHROOM apartment (958 Sq Ft) with allocated PARKING - REDUCED PRICE FOR AUCTION - Potential Income £11,700 pa



Flat 2, 16 Longton Grove Road, Weston-Super-Mare, North Somerset, BS23 1LT

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE £110,000
SOLD @ £130,000

LOT NUMBER 10

Wednesday 19th July 2017

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

WEEKLY SET VIEWING

EVERY THURSDAY @ 15:45

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. Please note there are no viewings on Bank Holidays or on the day of the auction.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. 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 if they are not yet available they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. *** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

SOLICITORS

gb@bhaktom-solicitors.co.uk

THE PROPERTY

Occupying the first floor of this converted period property is a larger than average three bedroom apartment (958 Sq Ft) with two bathrooms, off street parking (space number 2), storage area, double glazing and gas central heating.

Long leasehold and Management Fees £40 pcm

LOCATION

Longton Grove Road is located within the heart of central Weston Super Mare. Local amenities and services are all within walking distance including the famous Grand Pier which offers a range of local cafes and restaurants.

Bristol - 24 Miles

Taunton - 29 Miles

Clevedon - 12 Miles

THE OPPORTUNITY

The property is offered vacant and in good condition for investment or owner occupation.

We understand the property would rent for circa £975 pcm / £11,700 pa

Reduced price for sale by auction.

ACCOMMODATION

Living Room 18'3" x 14'7" (5.56m x 4.45m). Double aspect double glazed uPVC bay windows facing the front and side. Radiator and electric heater, carpeted flooring, spotlights.

Kitchen Diner 11'3" x 10'9" (3.43m x 3.28m). Double glazed uPVC window facing the side. Radiator, vinyl flooring. Roll edge work surface, wall and base units, stainless steel sink with mixer tap and drainer, integrated electric oven, integrated gas hob, stainless steel extractor, space for dishwasher, space for washing machine, fridge/freezer.

Master Bedroom 15'5" x 11'5" (4.7m x 3.48m). Double aspect double glazed uPVC windows facing the side. Radiator, carpeted flooring, spotlights.

Bedroom 1 12'5" x 8'6" (3.78m x 2.6m). Double glazed uPVC window facing the rear. Radiator, carpeted flooring.

Bedroom 2 12'4" x 7'8" (3.76m x 2.34m). Double bedroom; double glazed uPVC window facing the front. Radiator, carpeted flooring.

Bathroom 8'7" x 5'5" (2.62m x 1.65m). Radiator, carpeted flooring, part tiled walls. Low level WC, panelled bath, shower over bath, pedestal sink.

Shower Room 6'3" x 4'6" (1.9m x 1.37m). Double glazed uPVC window with frosted glass. Radiator. Low level WC, single enclosure shower, pedestal sink.

Parking x . One allocated parking space.

WHY INVEST IN WESTON SUPER MARE

Regeneration in the South West – Is now the time to invest?

A West of England region-wide plan is being developed to address housing and transport needs up until 2036. An additional 29,000 houses will be needed across North Somerset, Bath and North East Somerset, South Gloucestershire and Bristol in the next 20 years, on top of those already planned for by local councils. Regeneration in Weston-Super-Mare's town centre has taken a major leap forward with significant progress being made on several big projects.

In November, developers McLaren Life announced building contractors would soon begin moving into Dolphin Square to start construction on the £18mil third phase of the site and is scheduled to be ready for a summer 2017 opening.

Big names have already signed up for the development which include; Nandos, Prezzo, Pizza Express, Mimosa Buffet, Preto and Costa Coffee. The complex will also include a 1,600 seater, eight screen Cineworld, as well as an indoor climbing and soft play company Rock Up and a health and fitness operator.

Regeneration manager Rachel Lewis, from North Somerset Council said: "Development of this site right in the centre of town is fantastic news. It's great to see the big names that have signed up, showing real confidence in the town's future and prosperity. As well as attracting new interest in the town and making it an even better place to live, Dolphin Square will be a catalyst for further investment. This marks a major step forward in our wider plans to improve Weston town centre."

Another site allocated for development is the police station, former magistrates' court and adjacent sites known as Walliscote Place, where modern urban apartments are due to be built to create a more welcoming space for the town centre while showcasing some of Weston's heritage. It is hoped that by taking the lead on a high quality residential development, the council will set a new standard in the town centre housing and attract young professionals to live there.

Attracting more people to live in the town centre is vital to its future prosperity and Weston is one of just 20 areas outside London to be designated as a Housing Zone.

At the same time, Weston College's flagship project to create a new Law and Professional Services Academy at the Winter Gardens is poised to get started soon. Redevelopment and modernisation of this landmark building will attract new students to live and study in Weston, as well as addressing local skill gaps and creating new jobs.

EPC

For full details of the EPC please refer to the online legal pack.

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.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

PRE AUCTION OFFERS

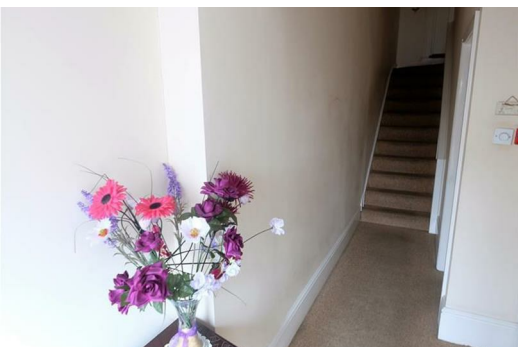
Some properties may be available to buy prior to the auction. Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – olly@hollismorgan.co.uk. Please note offers will not be considered until you have 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 buyer's premium (£900) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following: Proof of identity (valid passport or photo driving licence). Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement). 10% deposit payment. Buyers premium payment. Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction: Personal or Company Cheque Bankers Draft Debit Card (NOT CREDIT CARD)



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