



First Floor Flat, 660a Stapleton Road, Eastville, Bristol, BS5 6TG

Sold @ Auction £134,000

Hollis Morgan APRIL AUCTION LOT NUMBER 31 - A large TWO bedroom FIRST FLOOR FLAT (805 Sq Ft) currently let for £650 pcm / £7,800 pa



First Floor Flat, 660a Stapleton Road, Eastville, Bristol, BS5 6TG

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 31

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

THE PROPERTY

A leasehold two bedroom first floor flat (805 Sq Ft) with separate kitchen and living room in a period terraced property.

Leasehold - residue of 999 years.

There is no monthly charge for the land

The freehold is jointly owned by both flats, downstairs holds it for upstairs and vice versa

The flat downstairs is owner occupied

ACCOMMODATION

Communal Entrance Hallway;

Door with steps leading to landing.

Landing: Access to all rooms, access to loft space.

Living Room: Bay window to front of property, power points, fireplace.

Bedroom One: Window to rear, power points.

Bedroom Two: Window to rear, power points.

Kitchen: Range of wall and base units requiring updating, stainless steel single drainer sink unit, window to rear, power points.

Bathroom: Low level w.c., pedestal wash hand basin, panelled bath, window to rear.

LOCATION

660a Stapleton Road is located within the popular suburb of Eastville. The M32 is within extremely close proximity and offers fast routes in and out of Bristol City Centre. Local amenities and services are all within walking distance including a Tesco supermarket and an IKEA superstore.

THE OPPORTUNITY

Currently tenanted on a 6 month shorthold assured basis commencing 27th November 2015 @ £650pcm.

Scope to update and increase rent accordingly.

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.

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.

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.

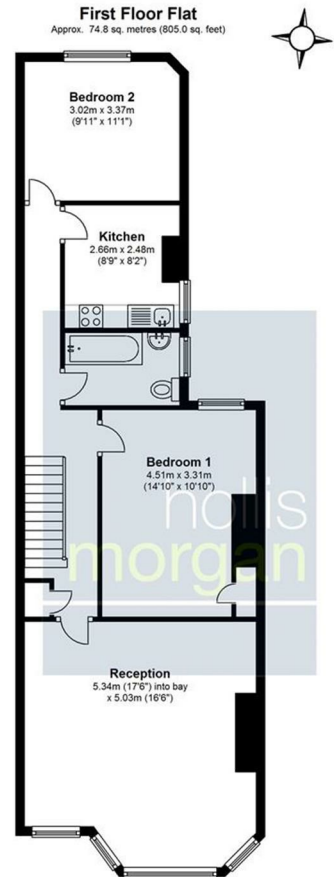
CHARITY OF THE YEAR

Hollis Morgan are supporting 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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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England & Wales		EU Directive 2002/91/EC	

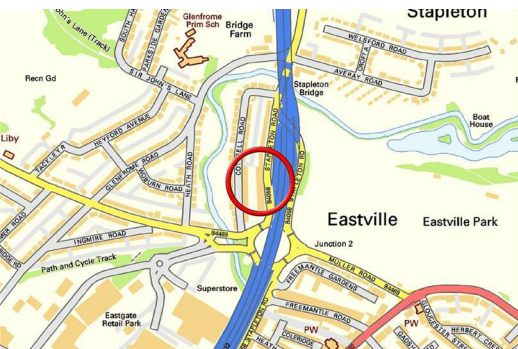


Total area: approx. 74.8 sq. metres (805.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

Top Floor Flat 660 Stapleton Road, BRISTOL



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