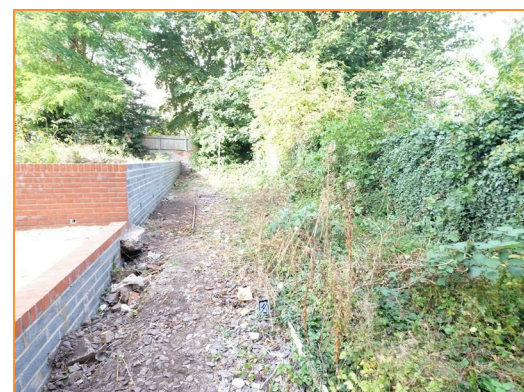
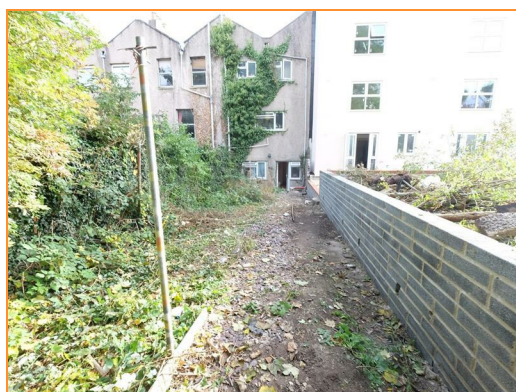
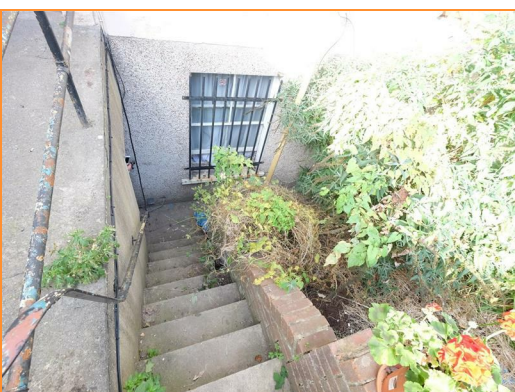




Garden Flat, 12 A Argyle Road, St. Pauls, Bristol, BS2 8UU

Sold @ Auction £137,500

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 9 - A leasehold BASEMENT FLAT (1013 Sq Ft) with PRIVATE ENTRANCE and sole use of the 60 FT REAR GARDEN - now in need of COMPLETE UPDATING



Garden Flat, 12 A Argyle Road, St. Pauls, Bristol, BS2 8UU

FOR SALE BY AUCTION
GUIDE PRICE - £90,000 +++
SOLD PRIOR TO AUCTION

LOT NUMBER 9
Wednesday 24th February 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

VIEWINGS
*** SOLD PRIOR TO AUCTION ***

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.

SOLICITORS
Tim Adams
Adams Burrows
Tim@adamsburrows.co.uk
34 Broad Street, Staple Hill, Bristol, BS16 5NS
DX31855 STAPLE HILL
tel . 01179702240
fax. 01179702216

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 leasehold one bedroom flat (1013 Sq Ft) occupying the entire basement level of this charming period property with sole use of the huge (circa 60Ft) rear garden and a private entrance.
The property comprises one bedroom, bathroom, reception room and separate kitchen leading out to the rear garden.

LOCATION
Argyle Road is located just off City Road within the cultural suburb of St. Pauls. Local amenities and services are all within walking distance including the M32 Motorway network which provides fast routes in and out of Bristol.

THE OPPORTUNITY
The flats would now benefit from updating but has huge scope to create a fine home or investment with a large garden in this sought after area close to the City Centre.
Sold with Vacant possession.

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.

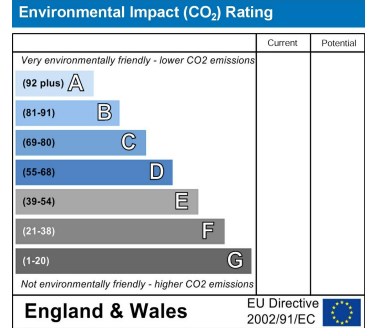
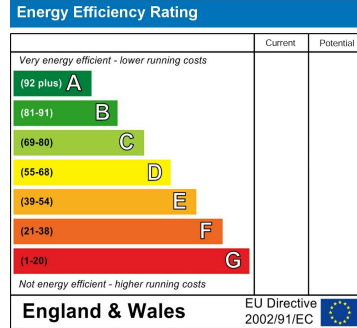
RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

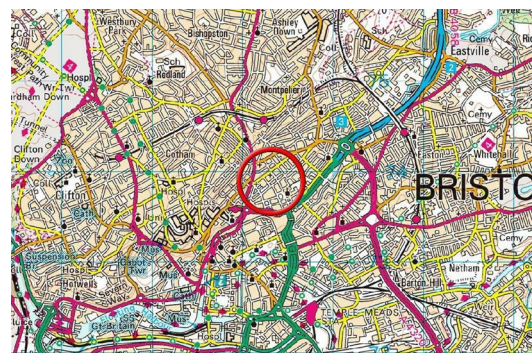
AUCTION BUYERS GUIDE VIDEO
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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



Total area: approx. 43.5 sq. metres (468.6 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.



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