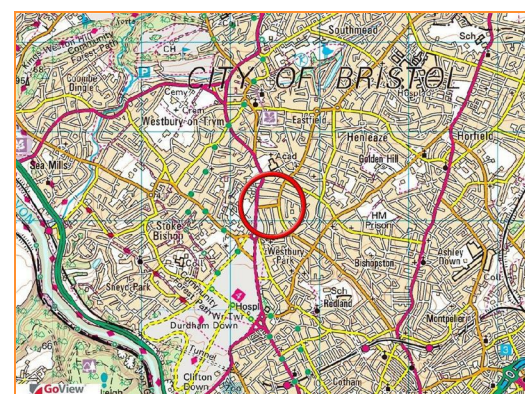
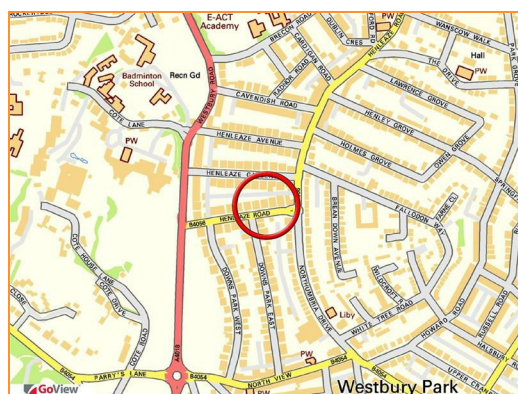




**Flat and Garage, 27B Henleaze Road, Henleaze, Bristol, BS9 4EY**

**Sold @ Auction £192,000**

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 18 - A self contained FIRST FLOOR flat ( 561 Sq Ft ) close to SHOPS and now in need of some basic UPDATING. \*\*\* Now includes DETACHED GARAGE \*\*\*



# Flat and Garage, 27B Henleaze Road, Henleaze, Bristol, BS9 4EY

## FOR SALE BY AUCTION

GUIDE PRICE - £165,000 +++  
SOLD @ AUCTION - £192,000

LOT NUMBER 18

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

## URGENT UPDATE TO DETAILS

\*\*\* WE HAVE JUST BEEN INFORMED THE ATTIC SPACE IS NOT INCLUDED IN THE DEMISE OF 27B AND IS OWNED BY THE FREEHOLDER - BRISTOL CITY COUNCIL \*\*\*

## SOLICITORS

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## 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 self contained one bedroom flat ( 561 Sq Ft ) occupying the first floor of this charming semi detached period property.

Leasehold 125 years from 14th January 1985

## GARAGE NOW INCLUDED

4.89 m x 2.41 m

## LOCATION

The property is situated within the heart of Henleaze with an array of local amenities including convenience stores, restaurants, cafes, bars and coffee shops all available. Bristol City Centre is approximately three miles away.

## THE OPPORTUNITY

The flat would now benefit from some basic updating but has huge scope to create a fine home or investment in this sought after area close to the High Street and within easy reach of the City Centre.

We understand there is a large attic space which, subject to gaining the necessary consents, may provide additional accommodation and storage. \*\*\* WE HAVE JUST BEEN INFORMED THE ATTIC SPACE IS NOT INCLUDED IN THE DEMISE OF 27B AND IS OWNED BY THE FREEHOLDER - BRISTOL CITY COUNCIL \*\*\*

Sold with Vacant possession.

## RENTAL APPRAISAL

The flat is in clear need of modernisation. Located in popular Henleaze if renovated to a good standard the flat and garage would achieve £900 PCM. If rented separately the flat would achieve £825 and garage in region of £100 PCM.

For further information email [info@clifton-rentals.co.uk](mailto:info@clifton-rentals.co.uk)

## 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](mailto: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](http://www.homestartbristol.org.uk)

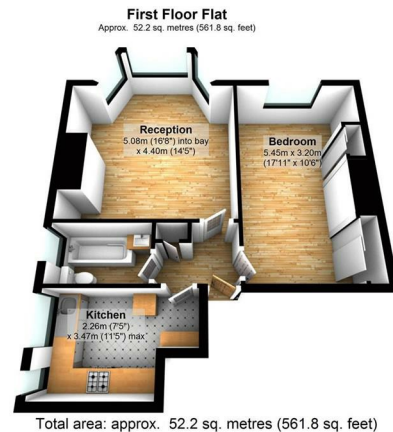
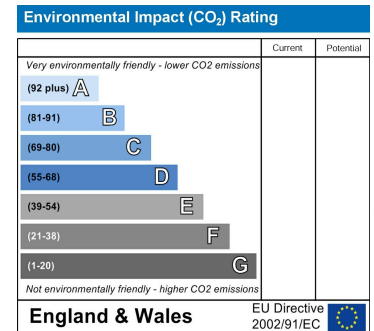
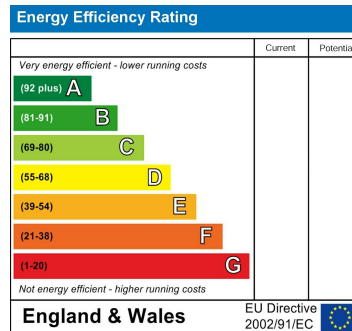
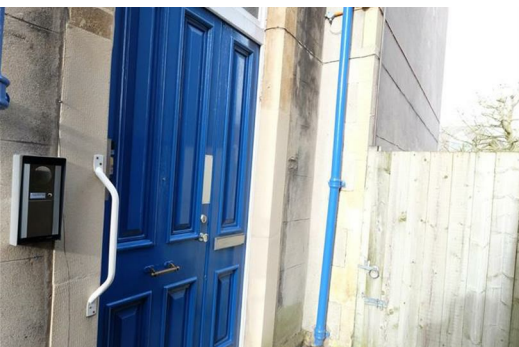


Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC.  
Plan produced using PlanUp.

**27b Henleaze Road, BRISTOL**



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