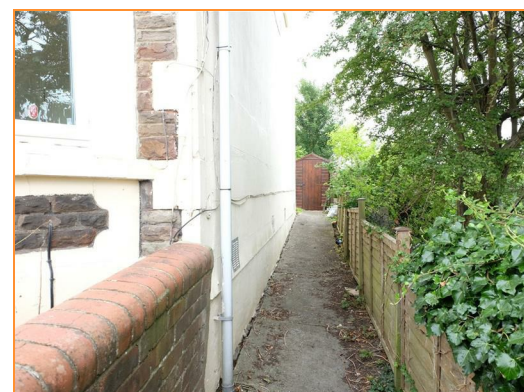
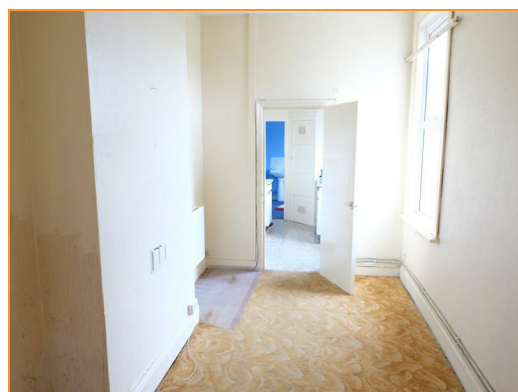




Hall Floor (Garden) Flat, 45 Station Road, Ashley Down, Bristol, BS7 9LA

Sold @ Auction £167,000

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 7 - A larger than average GROUND floor apartment with REAR GARDEN and now in need of BASIC UPDATING. (Includes FREEHOLD)



Hall Floor (Garden) Flat, 45 Station Road, Ashley Down, Bristol, BS7 9LA

FOR SALE BY AUCTION

SOLD @ AUCTION - £167,000
GUIDE - £150,000 +++

LOT NUMBER 7

Wednesday 30th September 2015
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

SET VIEWING TIMES -

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.

SOLICITORS

Kevin Froud
Solicitor
Legal Services
Bristol City Council
Parkview Campus
PO Box 3176
Bristol
BS3 9FS
DX 7827 Bristol
Tel: 0117 92 22932
e-mail: kevin.froud@bristol.gov.uk

ONLINE LEGAL PACKS

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 register to receive them if not yet available. You will automatically be updated if any new information is added.

BRISTOL CITY COUNCIL

This lot is offered on behalf of Bristol City Council.

THE PROPERTY

Occupying the entire ground floor of this imposing end of terrace period property with flexible accommodation of either 1 or 2 bedroom and private rear garden.

Includes central heating (Valliant Combi boiler) and double glazed windows.

Sale includes Freehold - the flat is sold on a 999 year lease and the top floor is owned by a private leaseholder.

Sold with vacant possession.

LOCATION

Station Road lies within the popular suburb of Ashley Down. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, pubs, bars, restaurants as well as other local amenities. Gloucester Road benefits from excellent bus links with regular routes into Bristol City Centre approximately three miles away. The County Ground where Gloucestershire CC play is also within close proximity.

THE OPPORTUNITY

The property would now benefit from basic updating to create a 1 or 2 bedroom flat.

Potential to extend subject to gaining necessary consents.

Excellent investment

RESALE VALUES

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

Calum Says; "If renovated to a high standard the potential value is in the region of £200 - £225k or if extended to create larger accommodation this could be increased towards £250k"

RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this 1 bedroom apartment would make a good rental investment. Having visited the property, Danny Dean of The Bristol Residential Letting Co suggests a rental range of £750-£800pcm will be achievable on this apartment if refurbished and furnished to an appropriate standard. If you would like to discuss more detail on the potential for rental, you can call me (0117 973 5237) or

email (danny@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (19 Clifton Down Shopping Centre, Whiteladies Rd, Clifton, Bristol, BS8 2NN) where I am always happy to advise investors on maximising their investment.

ACCOMMODATION

Communal entrance
Hallway
Bedroom 1 / Reception Room
Bedroom 2
Reception room
Kitchen
Bathroom

OUTSIDE

Rear garden

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 £500 + 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

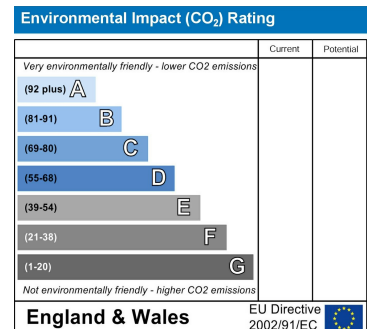
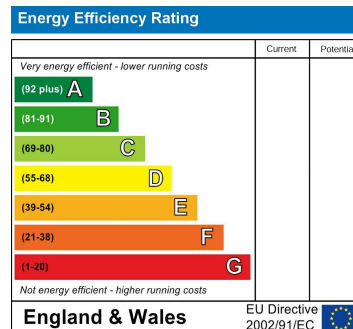
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of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

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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk



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