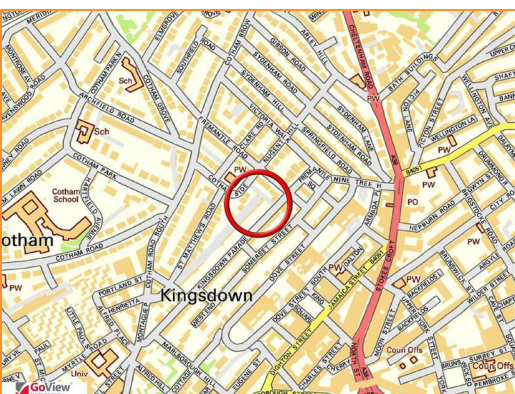


**Garden Flat, 97 Kingsdown Parade, Kingsdown, Bristol, BS6 5UJ**

**Sold @ Auction £190,000**

Hollis Morgan APRIL AUCTION LOT NUMBER 33 - A one bedroom garden flat ( 648 Sq Ft ) with PRIVATE ENTRANCE and now in need of COMPLETE MODERNISATION.



# Garden Flat, 97 Kingsdown Parade, Kingsdown, Bristol, BS6 5UJ

## FOR SALE BY AUCTION

SOLD @ AUCTION - £190,000  
GUIDE PRICE £140,000  
APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 33

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 self contained garden level flat (648 Sq Ft) with private entrance with double bedroom, plus separate lounge and kitchen.  
Communal gardens to front.

Leasehold – 999 years

Mixture of private owners and BCC tenants in flats above.  
BCC owns Freehold.

## LOCATION

Kingsdown Parade is located on the Kingsdown / Cotham borders with excellent access to both the University of Bristol and the Bristol Royal Infirmary. The property is ideally suited for access to Whiteladies Road (0.4 miles), Gloucester road (0.2 miles) and the City Centre (1 Mile) whilst Redland Green train station is located within a quarter mile. St Michael's Hill with its eclectic range of shops and amenities is within a hundred yards.

## THE OPPORTUNITY

The property now requires complete modernisation but would make a fine home or investment in this highly sought after location.

## ACCOMMODATION

Reception room  
Bedroom  
Kitchen  
Bathroom  
Communal garden

## RESALE VALUES

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

Calum Says: " Being so close to both Bristol University and the City Centre this property will always be popular and there is a cache to having your own front door coupled with a pleasant approach via the communal gardens - on this basis i would suggest it would sell for circa £225,000 once renovated "

## RENTAL APPRAISAL

This property is in a great location and when refurbished would let easily. Clearly in need of complete refurbishment this property would be popular with professional single occupants or couples. Once refurbished the flat it would achieve £825-£850 per calendar month.

If you have any queries please contact Clifton Rentals on info@clifton-rentals.co.uk or 0117 911 3423/07854367689

## 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.

## 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)

## Energy Efficiency Rating

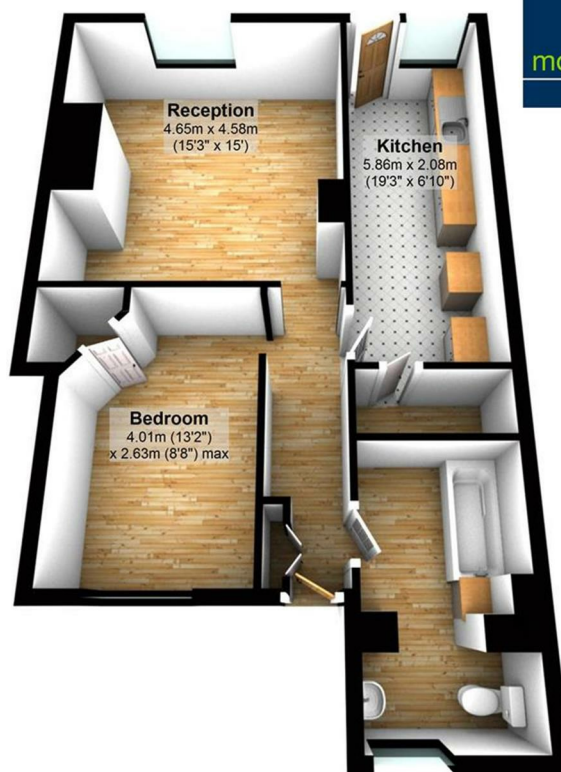
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor Flat

Approx. 60.3 sq. metres (648.6 sq. feet)



Total area: approx. 60.3 sq. metres (648.6 sq. feet)

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

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

97a Kingsdown Parade, Bristol



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