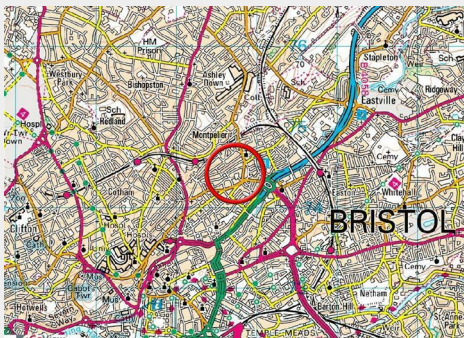
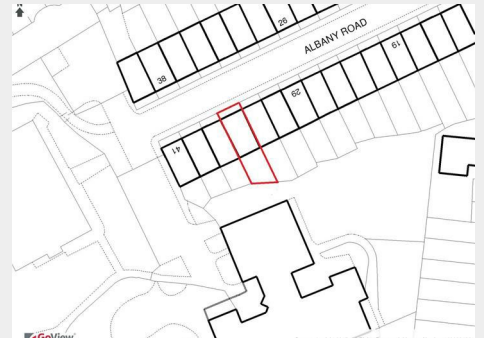


Garden Maisonette, 35 Albany Road, Montpelier, Bristol, BS6

Sold @ Auction £167,000



- For Sale By Public Auction
- Wednesday 15th April 2015
- All Saints Church, Clifton, BS8 2HY
- www.hollismorgan.co.uk
- Legal packs via our website
- Video guides online
- No.1 auctioneers in the region
- Now taking lots for June
- Free no obligation valuation
- The only choice for selling by auction!

Hollis Morgan APRIL AUCTION LOT NUMBER 1 - A large two bedroom basement maisonette in need of COMPLETE UPDATING - Includes FREEHOLD and half of rear garden.

Garden Maisonette, 35 Albany Road, Montpellier, Bristol, BS6 5LQ

Accommodation

FOR SALE BY AUCTION

GUIDE PRICE - £90,000
SOLD @ AUCTION £167,000

LOT NUMBER 1

Wednesday 15th April 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

THE PROPERTY

A large maisonette accessed at basement level via private entrance with reception room, kitchen and bathroom plus access to rear garden. At first floor level are two large bedrooms.

Garden is split 50/50 with the nearest bit going with vacant flat (please refer to legal pack for site plan)

LOCATION

Albany Road is a quiet residential street located just off Sussex Place within the cultural suburb of Montpellier. Convenience stores and other local amenities are nearby as well as the ever popular Gloucester Road which boasts an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is less than two miles away.

THE OPPORTUNITY

The property now requires complete updating.

Excellent investment / Doer Upper.

Includes the Freehold.

RENTAL APPRAISAL

The Bristol Residential Letting Co. are confident once developed this property will make a good rental investment. Danny Dean of The Bristol Residential Letting Co suggests this property can be converted into 2 1 double bedroom flats subject to the relevant planning consent. A rent in the region of £650pcm per flat will be achievable if finished 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

Please refer to floorplans.

Includes: two bedrooms, reception room, bathroom and shared rear garden.

Please refer to the legal pack for full details to which part of the garden is allocated to 35a.

35b

The upper floors are occupied by a council tenant are subject to a separate lease.

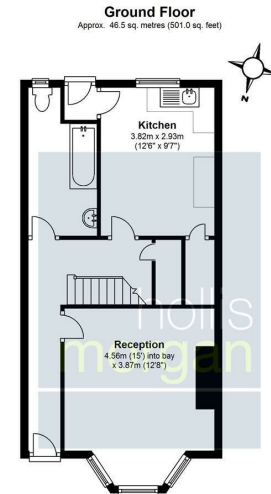
EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

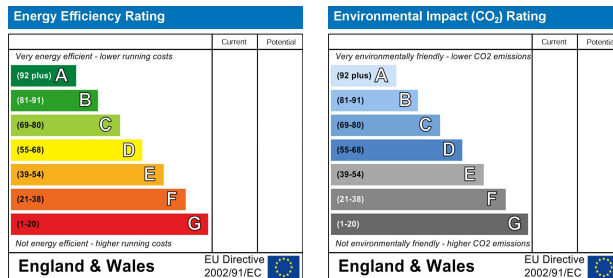
Please be aware all purchasers are subject to a £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

Floor plan



Total area: approx. 85.2 sq. metres (917.1 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

EPC Chart



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Please refer to our website for further details.