

## 7 Hillsborough Flats Hotwell Road, Hotwells, Bristol, BS8 4SW

Auction Guide Price +++ £235,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- LEASEHOLD PURPOSE BUILT FLAT
- GROUND FLOOR | 3 BED | COURTYARD GARDEN
- REDUCED - WAS £325,000
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Leasehold 3 BED PURPOSE BUILT FLAT with PRIVATE COURTYARD GARDEN | Reduced - was £325,000

# 7 Hillsborough Flats Hotwell Road, Hotwells, Bristol, BS8 4SW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7 Hillsborough Flats, Hotwell Road, Bristol BS8 4SW

Lot Number TBC

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon  
Registration Deadline is on Friday 11th September 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A well presented leasehold apartment located on the ground floor of this popular purpose built block with accommodation ( 532 Sq Ft ) comprising reception room, separate kitchen, 3 bedrooms and a bathroom plus private courtyard garden.  
Sold with vacant possession.

Tenure - Leasehold  
Council Tax - A  
EPC - C  
Management Fees - £1985 pa  
Ground Rent - £10 pa

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT | BS8 HOME

The property is offered in good decorative order to suit both investors and owner occupiers.  
Please refer to the independent rental appraisal.

### REDUCED PRICE FOR AUCTION

Previously listed with respected local agents at £325,000 and now has a reduced guide price for sale by live online auction.

### LOCATION

Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

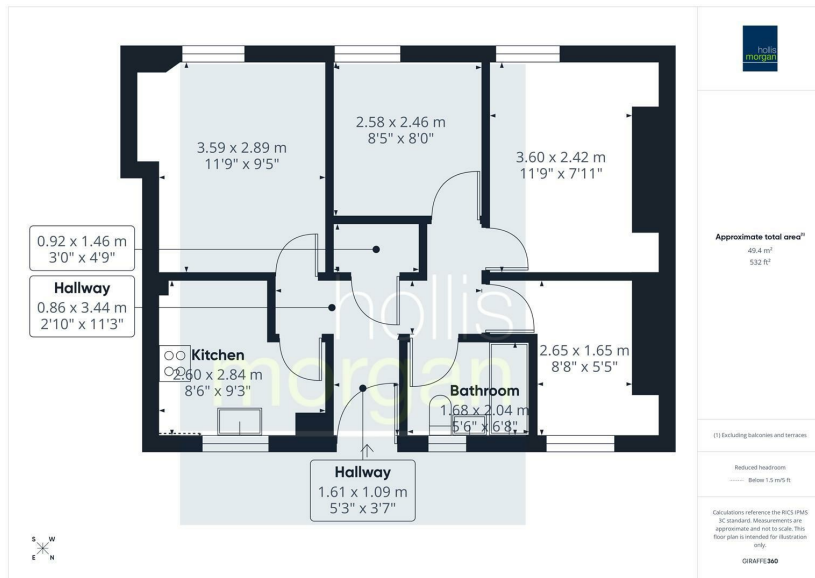
### SOLICITORS & COMPLETION

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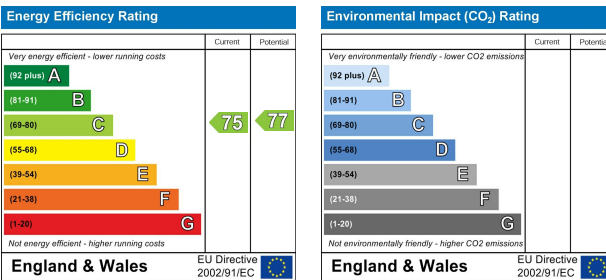
### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.