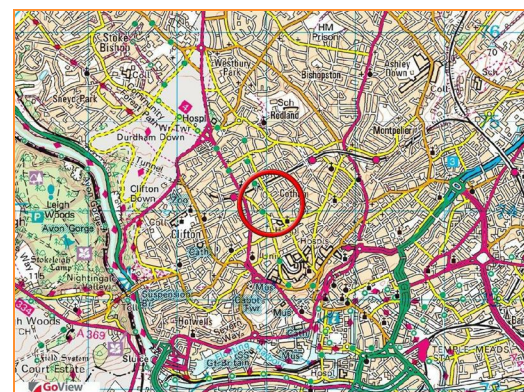
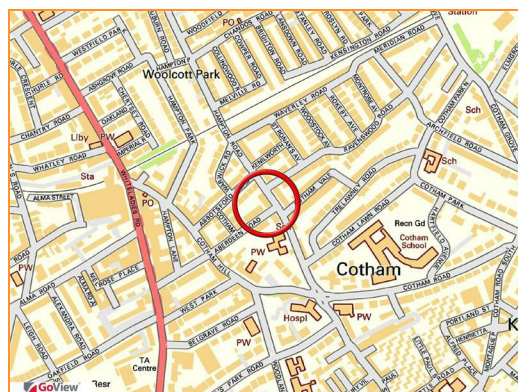




Freehold and 4 Flats, 23 Hampton Road, Redland, Bristol, BS6 6HP

Sold @ Auction £635,000

A FREEHOLD mid terraced PERIOD property comprising 4 SELF CONTAINED FLATS capable of producing £37,800 per annum.



Freehold and 4 Flats, 23 Hampton Road, Redland, Bristol, BS6 6HP

FOR SALE BY AUCTION

*** SOLD @ AUCTION - £635,000 ***

LOT NUMBER 24

Wednesday 22nd July 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

An imposing period property currently arranged as four self contained one bedroom flats including a garden flat with private entrance.

Each flat is offered in excellent decorative order with separate kitchen and living space plus double bedroom.

We understand each flat is held on separate 999 year leases from 24/12/93 (Freehold is included)

2630 Sq Ft

LOCATION

Hampton Road is located within the heart of the popular residential suburb of Redland. Local amenities and services are all within close proximity including the popular Chandos Road which offers an array of affluent bars, cafes and restaurants. The ever popular Whiteladies Road is also within walking distance whilst Bristol City Centre is approximately two miles away. Bristol University and the Bristol Royal Infirmary are within half a mile.

THE OPPORTUNITY

Excellent high yielding long term investment - capable of producing £37,800 per annum when fully occupied;

Current Tenancies;

Garden Flat - Recently updated and vacant to aid with marketing.

Ground Floor - £750 pcm - Notice served and vacant from 17th July 2015

First Floor - £825pcm until 12th September 2015

Top floor - £775pcm to move in on 26th June for a 6 month initial tenancy

MANAGING AGENTS

The local experts...

Sarah Kenny Residential Lettings Limited

30 Regent Street, Clifton,

Bristol BS8 4HU

+44 (0) 117 946 7171

+44 (0) 117 946 7161

www.sarahkenny.co.uk

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.

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 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 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

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 (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Total area: approx. 2643 sq. metres (26500 sq. feet)
 Based on identification purposes only. Measurements are approximate, and to state.
 Planning Permission & Building Regulations apply.



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ