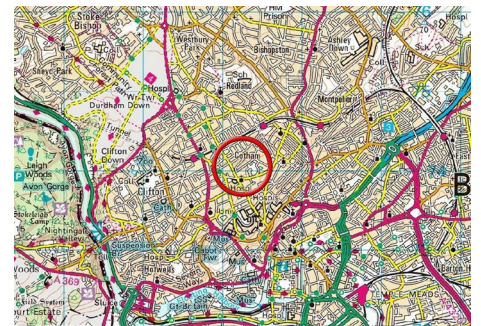




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hollis
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 auction



Hall Floor Flat, 5a Cotham Lawn Road, Cotham, Bristol, BS6 6DU

Auction Guide Price £462,000 +++

Hollis Morgan APRIL AUCTION LOT NUMBER 48 - A FREEHOLD stunning HALL FLOOR flat (1,846 sq ft) with high ceilings and OUTSIDE SPACE - now REQUIRES UPDATING but huge potential for a SPECIAL PROPERTY

Hall Floor Flat, 5a Cotham Lawn Road, Cotham, Bristol, BS6 6DU

FOR SALE BY AUCTION

SOLD @ AUCTION - £462,000

GUIDE PRICE £280,000

APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 48

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 stunning hall floor flat (with one room on first floor) with flexible accommodation and an array of period features including high ceilings plus front garden and share of rear garden plus basement.

Includes Freehold (1,846 sq ft)

LOCATION

Cotham Lawn Road is located at the southern end of Hampton Road, and is within easy reach of Redland Green or Clifton Down Station , 5 minutes walk from shops and bars on Cotham Hill and Whiteladies Road. Within walking distance to the eclectic range of shops in Zetland Road and Gloucester Road whilst Kingsdown is within easy walking distance. The University of Bristol, The Bristol Royal Infirmary and the business, shopping, leisure and entertainment facilities are within one mile

THE OPPORTUNITY

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

Potential to split the property into two units subject to gaining the necessary consents.

Scope for a truly special property.

RESALE VALUES

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

Calum Says; " A fantastic property with all the period features and large rooms and huge scope for a special home - i would suggest that if renovated to a high standard it would achieve in the region of £450,000"

RENTAL APPRAISAL

This large hall floor flat offers various options for the successful purchaser. There are options to target the family, professional couple, professional sharer and also the student market due to its size and location. Clearly there is a need to fully renovate the property – depending on the target market there is potential to turn the property

into a 4 bed property (put the kitchen in the current reception room. Once fully renovated the property could expect to get £1600-£1750 per calendar month let to a family or if converted into a professional or student flat share in region of £475-£500 per room (£24000p/a)

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