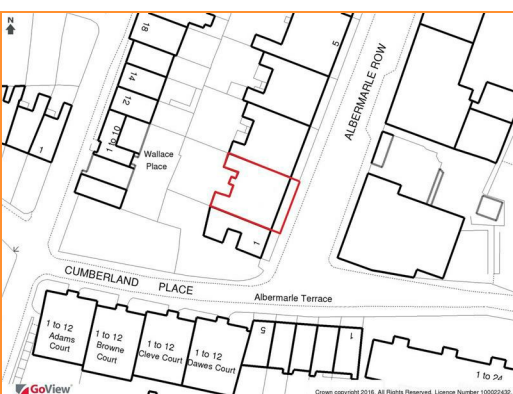




Flat 1, 2 Albermarle Row, Hotwells, Bristol, BS8 4LY

Sold @ Auction £228,000

Hollis Morgan APRIL AUCTION LOT NUMBER 38 - A large one bedroom HALL FLOOR flat (622 sq ft) set in a stunning PERIOD TERRACE now in NEED OF UPDATING



Flat 1, 2 Albermarle Row, Hotwells, Bristol, BS8 4LY

FOR SALE BY AUCTION

SOLD @ AUCTION - £228,000

GUIDE PRICE £175,000

APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 38

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 large leasehold self contained one bedroom flat (622 sq ft) occupying the hall floor of this stunning terraced property

BCC own the Freehold

Mix of BCC tenants and Private Leaseholders

Garden owned by private leaseholder.

LOCATION

Albermarle Row is a quiet residential terrace of Regency houses within the popular suburb of Cliftonwood. Local amenities and services are all within close proximity including the vibrant Clifton Village which offers an array of affluent bars, gourmet restaurants, local pubs and independent retailers.

THE OPPORTUNITY

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

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 larger than average flat in a popular location that once renovated will achieve in the region of £250,000 and will appeal to both investors and owner occupiers."

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 £800-£825 per calendar month.

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

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.

EPC

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

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

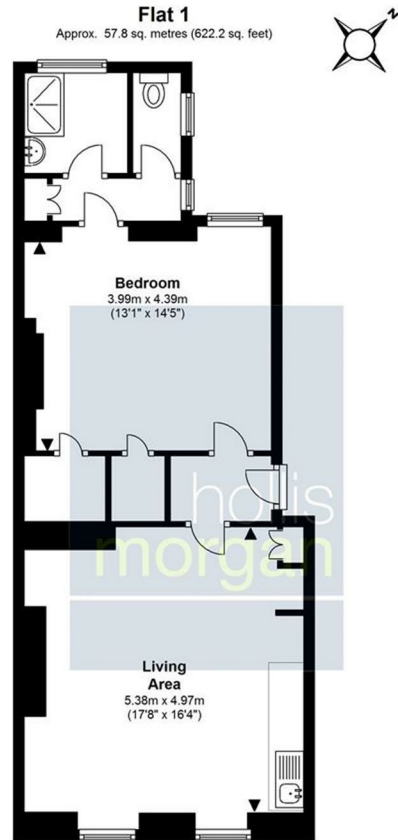
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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

| 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 ₂) 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. 57.8 sq. metres (622.2 sq. feet)

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

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

Flat 1 2 Albermarle Row, BRISTOL



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