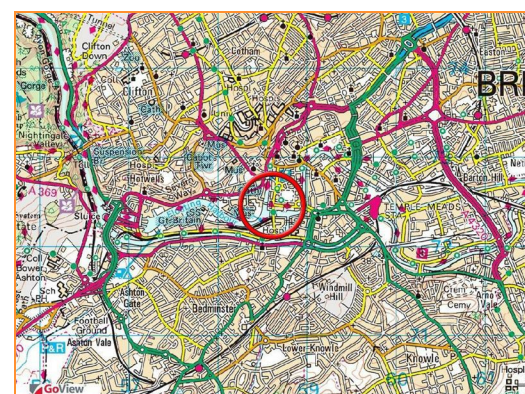
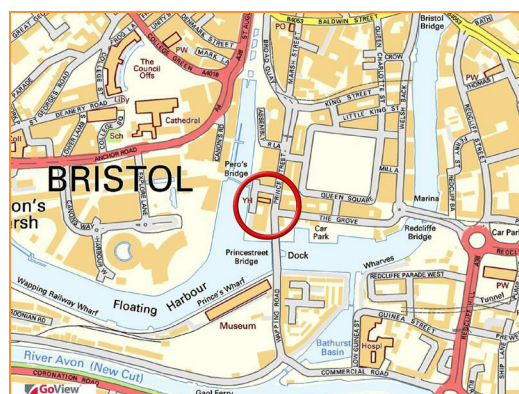




66C Prince Street, City Centre, Bristol, BS1 4QD

Sold @ Auction £192,000

Hollis Morgan APRIL AUCTION LOT NUMBER 35 - A one Bedroom (612 Sq Ft) TOP FLOOR flat in a stunning period building with VIEWS towards the HARBOUR. *** EXTRA VIEWING - Thursday 14th April 13:00 - 13:30 ***



66C Prince Street, City Centre, Bristol, BS1 4QD

FOR SALE BY AUCTION

SOLD @ AUCTION - £192,000
GUIDE PRICE £160,000
APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 35
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

*** EXTRA VIEWING ***

Thursday 14th April
13:00 - 13:30

THE PROPERTY

A top floor one bedroom flat (612 Sq Ft) with views towards the harbour from front and rear.

999yr lease
BCC owns freehold
Council tenants in other flats
Management Fees etc to be confirmed in on line legal pack.

LOCATION

Prince Street is located just off the idyllic landscaped Queen Square within the heart of the City Centre. A vast array of local amenities and services are all within close proximity including affluent bars, gourmet restaurants, gastro pubs and small convenience stores. Immediate bus routes in and out of the Centre are also nearby as well as Bristol Temple Meads which is a short walk away.

THE OPPORTUNITY

The property would now benefit from some basic updating but will make a fine home or investment in this highly sought after location.

ACCOMMODATION

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 stunning building on the harbourside that surely attract a lot of interest and therefore justify a high quality renovation - i would suggest that if done to a high standard it would achieve in excess of £250,000"

RENTAL APPRAISAL

The local lettings experts say:
The Bristol Residential Letting Co. is confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of £875 - £900pcm will be achievable if refurbished for the professional market. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

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

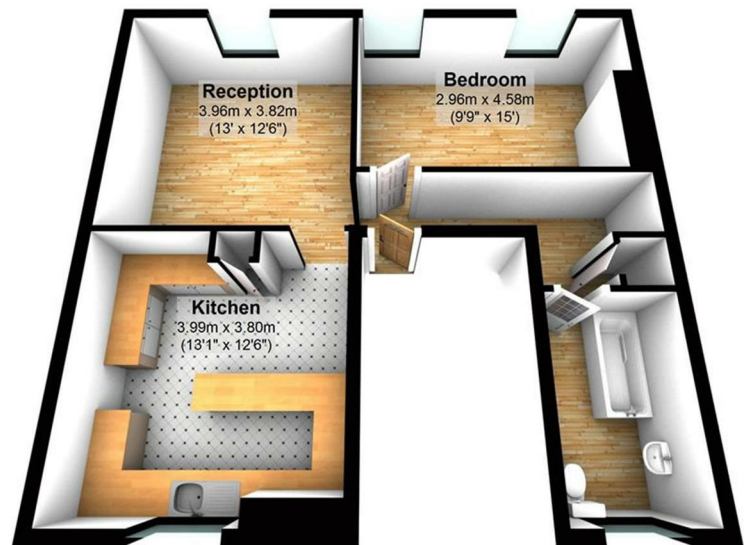
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



66c Prince Street

Approx. 56.9 sq. metres (612.3 sq. feet)



Total area: approx. 56.9 sq. metres (612.3 sq. feet)

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

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

66c Prince Street, Bristol



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