

estate agents **auctioneers**



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31 Cotham Vale, Redland, Bristol, BS6 6HS

Sold @ Auction £895,000

Hollis Morgan *** SOLD @ APRIL AUCTION *** - A Freehold BLOCK OF FLATS with a potential INCOME of £55,260 per annum - close to BRISTOL UNIVERSITY

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £700,000 +++

SOLD @ £895,000

LOT NUMBER 36 2017

Thursday 6th April

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

PRE AUCTION OFFERS

On this occasion the clients will NOT be accepting any offer prior to the auction.

EXTENDED COMPLETION

Completion is set for 8 weeks.

SOLICITORS

Tom Bowering

Wards

Tel: 0117 9292811

Tom.Bowering@wards.uk.com

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

THE PROPERTY

An imposing mid terraced Freehold Period Property arranged as 3 self contained flats with enclosed rear garden.

GARDEN FLAT

Self-contained 2 bed garden flat with private entrance | separate reception room | enclosed rear garden | electric heating | separate shower and WC

HALL FLOOR FLAT

Self-contained 2 bed flat | open plan kitchen diner | gas central heating

UPPER MAISONETTE

Self-contained 5 bed maisonette | separate WC upstairs | gas central heating

LOCATION

Cotham Vale is located just off Hampton Road within the popular 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

Prime investment opportunity in this highly sought after location close to Bristol University capable of producing an income of £55,260.

INCOME

GARDEN FLAT

2016 / 2017 Academic Year £950 pcm

2017 / 2018 Academic Year £1050 pcm

HALL FLOOR

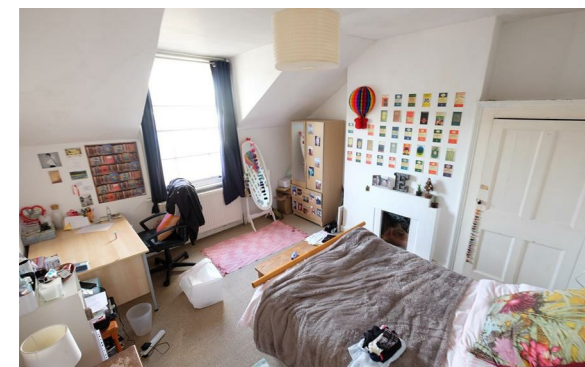
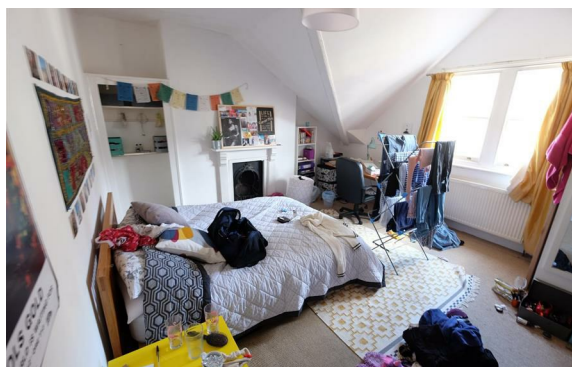
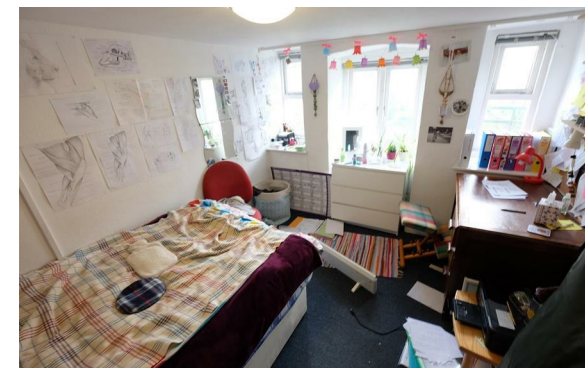
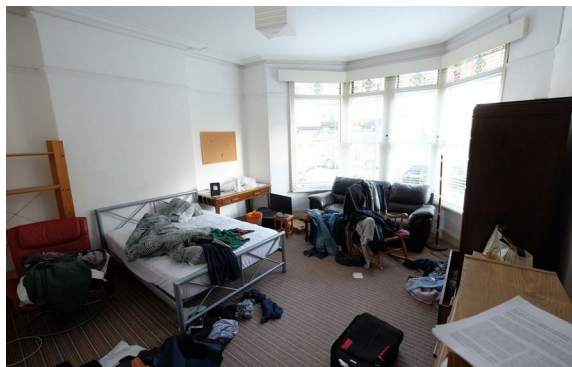
2016 / 2017 Academic Year £1020 pcm

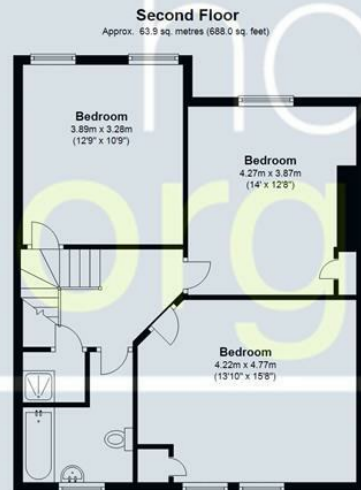
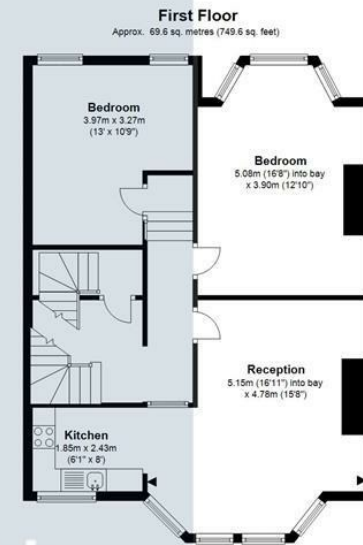
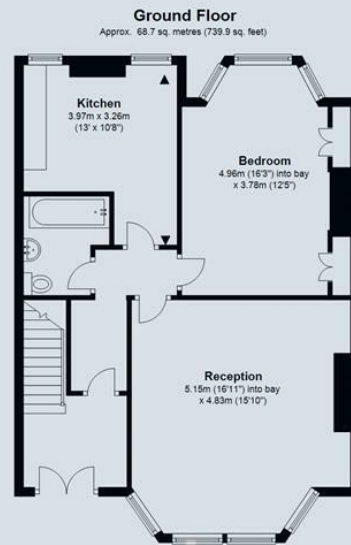
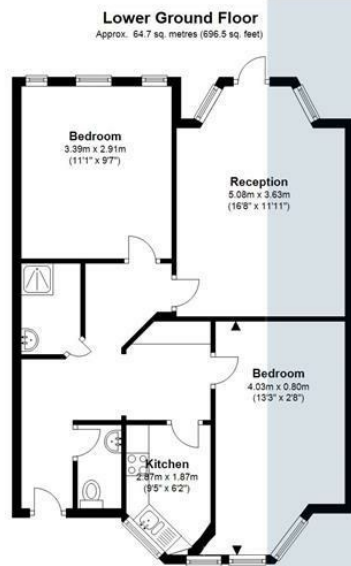
2017 / 2018 Academic Year £1080 pcm

UPPER MAISONETTE

2016 / 2017 Academic Year £2300 pcm

2017 / 2018 Academic Year £2475 pcm





Total area: approx. 267.0 sq. metres (2874.0 sq. feet)

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

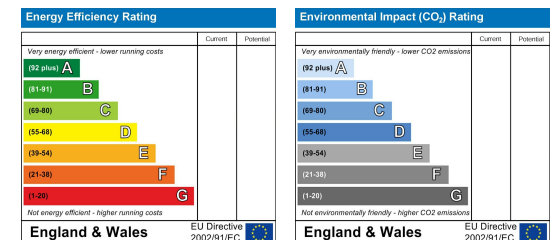
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

31 Cotham Vale, BRISTOL

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