



**Hall Floor Flat, 7 Grange Court Road, Henleaze, Bristol, BS9 4DP**

**Sold @ Auction £285,000**

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 38 - Occupying the ENTIRE GROUND FLOOR ( 851 Sq Ft ) of this imposing semi detached PERIOD property with PRIVATE ENTRANCE and REAR GARDEN - now requires COMPLETE UPDATING.



# Hall Floor Flat, 7 Grange Court Road, Henleaze, Bristol, BS9 4DP

## FOR SALE BY AUCTION

GUIDE PRICE - £175,000 +  
SOLD @ AUCTION - £285,000

LOT NUMBER 38

Wednesday 24th February 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

## SOLICITORS

Peter Wilcox  
Property Lawyer  
Legal Services - Property  
DX 7827 Bristol  
Tel: 0117 92 22325  
Email: peter.wilcox@bristol.gov.uk

## ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Legal Packs are free to download from Hollis Morgan. 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 register to receive them if not yet available. You will be automatically updated if any new information is added.

## BRISTOL CITY COUNCIL

This lot is offered on behalf of Bristol City Council.

## PRE AUCTION OFFERS

Bristol City Council will not accept any pre auction offers on this Lot.

## THE PROPERTY

Occupying the entire hall floor ( 851 Sq Ft ) of this imposing semi detached period property with private entrance and spacious accommodation plus front garden and private rear garden. Freehold included.

We understand the first floor flat is occupied by a Bristol City Council Tenant.

## LOCATION

Grange Court Road lies within the popular suburb of Henleaze. Local amenities including independent retailers, pubs, bars, cafes and restaurants are all within close proximity.

## THE OPPORTUNITY

The property now requires complete updating but has the potential for a fine home or excellent investment in this highly sought after area close to the City Centre.

## ACCOMODATION

### GROUND FLOOR

Private Entrance  
Hall  
Bathroom  
Bedroom  
Bedroom  
Living Room  
Kitchen

### OUTSIDE

Front garden  
Allocated share of rear garden ( refer to site map )

## RESALE VALUES

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

Calum Says; " Henleaze is popular with all Demographics and the combination of Hall Floor with high ceilings and the garden makes this flat particularly attractive - I would suggest that once refurbished to a high standard resale values are in excess of £300,000"

## RENTAL APPRAISAL

This flat offers differing development/refurbishment potential. In need of modernisation you could convert to a 2 bedroom property - although this would compromise the living space without structural works. If modernised to a good standard rental income in current layout would be circa £850 PCM or if altered to make a two bedroom flat rent would rise to £950 PCM.

For further information email [info@clifton-rentals.co.uk](mailto:info@clifton-rentals.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 £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.

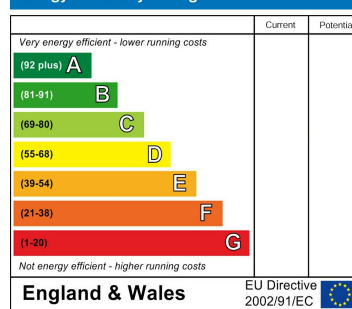
## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

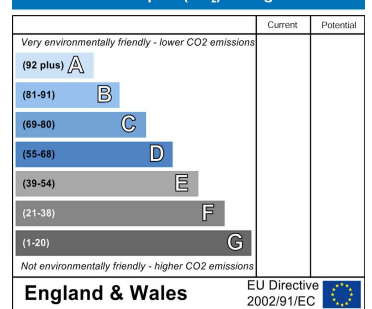
## CHARITY OF THE YEAR

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](http://www.homestartbristol.org.uk)

## Energy Efficiency Rating

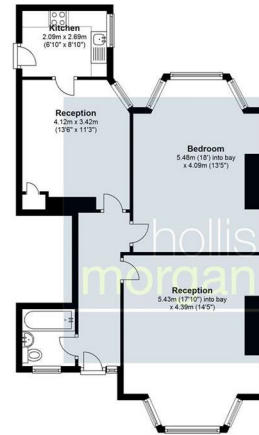


## Environmental Impact (CO<sub>2</sub>) Rating



## Ground Floor Flat

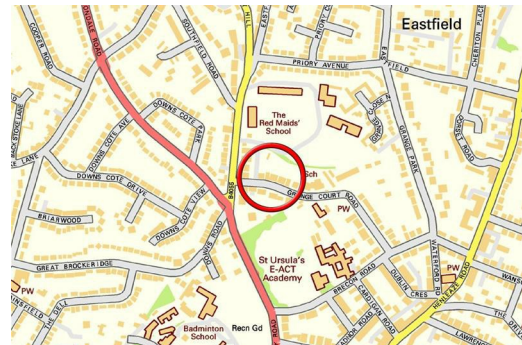
Approx. 79.1 sq. metres (851.9 sq. feet)



Total area: approx. 79.1 sq. metres (851.9 sq. feet)

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

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.



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