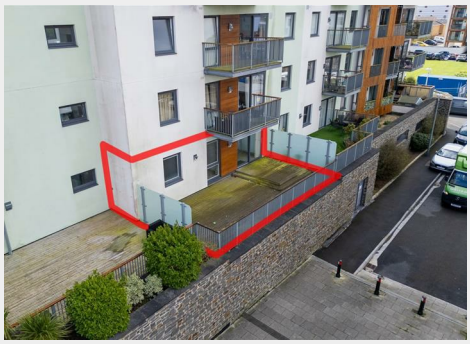
Ninety4 on the Estuary, 81 Argentia Place, Portishead, North

Sold @ Auction £234,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ MAY LIVE ONLINE AUCTION
- LEASEHOLD PURPOSE BUILT FLAT
- 2 BED | 2 BATH | 2 PARKING
- REDUCED - WAS £315,000
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Leasehold 2 BED | 2 BATH | 2 PARKING apartment with LARGE BALCONY and CHANNEL VIEWS | Reduced price for auction - was £315,000

Ninety4 on the Estuary, 81 Argentia Place, Portishead, North Somerset, BS20 7QS

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
*** SOLD @ MAY LIVE ONLINE AUCTION ***

GUIDE PRICE £215,000 +++
SOLD @ £234,000

ADDRESS | Ninety4 on the Estuary - 81 Argentia Place, Portishead, North Somerset BS20 7QS

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY
A Leasehold 2 bed | 2 bath apartment (617 Sq Ft) with large balcony (473 Sq Ft) and channel views plus two secure parking spaces. The modern purpose built block is located overlooking the Bristol Channel within the iconic Portishead Marina with an array of local amenities and Portishead High Street within a short distance
Sold with vacant possession.

Tenure - Leasehold 125 years (114 remaining)
Management Fees - 1st Jan 2025 - 30th Jun 2025 - £1216.96 (Average £202.82 pcm)
Council Tax - Band D
EWS1 (External Wall Fire Review) - Please refer to the Legal Pack
EPC - B

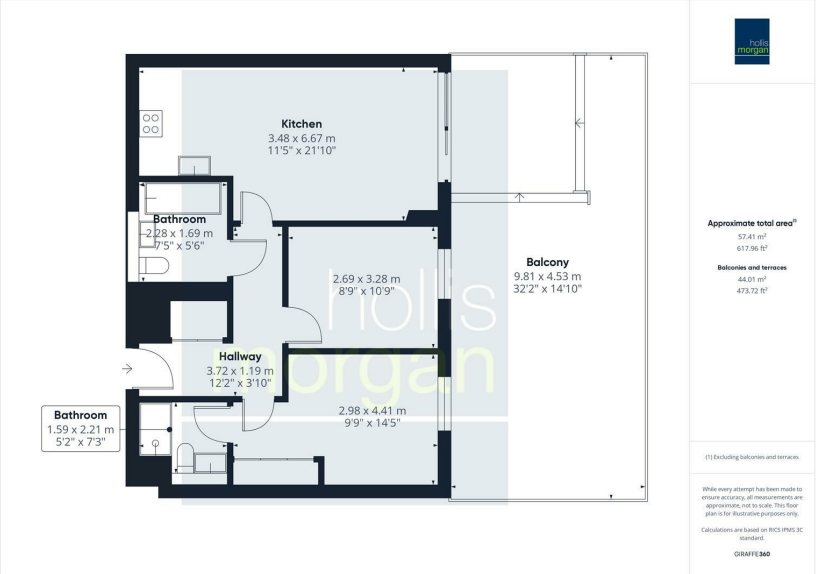
THE OPPORTUNITY
REDUCED PRICE FOR AUCTION

The flat has been previously listed with respected local agents for £315,000 and is nw offered with a reduced guide price for sale by auction to suit both owner occupiers and investors.
Please refer to independent rental appraisal.

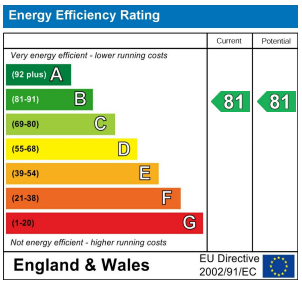
EWS1 (External Wall Fire Review)
We understand the block had a EWS1 form - Please refer to the Legal Pack

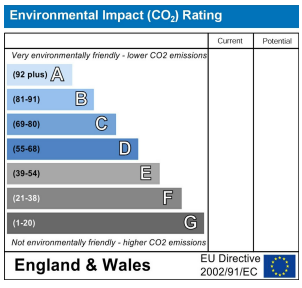
External Remedial Works
We understand that Crest Nicholson and Aviva were able to agree a scope of works for the external remedials at Ninety4 The Estuary - Please refer to the Legal Pack

Floor plan



EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.