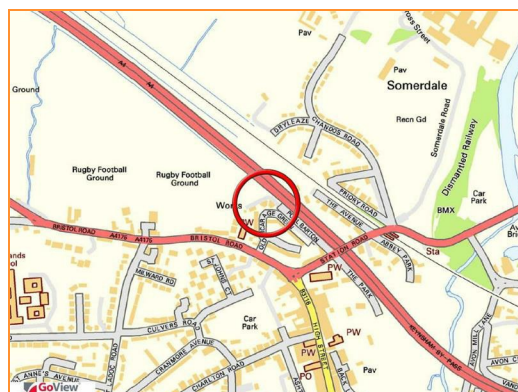




Pool Barton Flat Development Keynsham, Bristol, BS31 2EP

Sold @ Auction £900,000

Hollis Morgan JULY AUCTION LOT NUMBER 21 - For sale as ONE LOT - the remaining 7 apartments (of 11) of this luxurious purpose built development in Keynsham built in 2010 - EXCELLENT VALUE - Break Up Opportunity (circa £1.4m) / Investment (£60,840 pa)



Pool Barton Flat Development Keynsham, Bristol, BS31 2EP

FOR SALE BY AUCTION

LOT NUMBER 21

Wednesday 30th July 2014

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

Pool Barton is an exciting modern development of luxury quality purpose built apartments constructed in 2010. Situated over three blocks, each apartment comprises spacious accommodation with two double bedrooms, a bathroom, an en-suite shower room, a fully equipped kitchen and allocated parking.

LOCATION

Pool Barton is just a short walk away from Keynsham town centre and only five minutes walk from the railway station. Keynsham has an excellent range of local amenities, independent traders and excellent transport links to both Bristol and Bath via the Bath road.

THE OPPORTUNITY

A prime investment / break opportunity to acquire the final 7 apartments with 7 parking spaces - TO BE SOLD AS ONE LOT.

On offer are Flats 1, 6, 7, 8, 9, 10 and 11 on a 999 year leasehold basis.

PLEASE REFER TO THE ONLINE LEGAL PACK FOR FLOORPLANS

INVESTMENT

The flats are currently let producing £5,070 pcm / £60,840 pa Schedule of tenancies available to download with the online legal pack.

*** POTENTIAL TO INCREASE INCOME ***

BREAK UP OPPORTUNITY

There is clear scope for a significant profit to be made if each unit is sold individually.

Flat 4 sold for £180k in 2012

Flat 5 sold for £190k in 2011

Flat 3 sold for £200k in 2010

Flat 2 sold for £200k in 2010

FURTHER INFORMATION

The apartments are situated in three blocks with elevations of brick and cedar wood cladding with uPVC double glazing windows which are oak woodgrain effect externally and white

internally to preserve a light and spacious feel to the accommodation. The development is situated with a number of apartments enjoying pleasant views across open countryside and playing fields while others overlook a very pleasant, newly established landscaped garden and courtyard. The accommodation afforded by each apartment is similar although some have the advantage of a balcony providing private outdoor space and all apartments have either private covered or open car parking.

The development is immediately adjacent to Keynsham town centre with its excellent range of amenities and transport links to Bristol and Bath by both road and rail.

Each of the apartments includes an air re-circulation system, well appointed fitted kitchen with appliances including stainless steel hob with extractor hood above and oven beneath.

Integrated dishwasher, washer/dryer, refrigerator and freezer together with stylish white sanitary fittings with chrome finished fittings and gas fired central heating.

THE FREEHOLD

Please note the Freehold is owned by the the "Pool Barton Keynsham Management Company Limited" with a peppercorn ground rent.

The owner of each flat will have an equal share of the management company.

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	



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