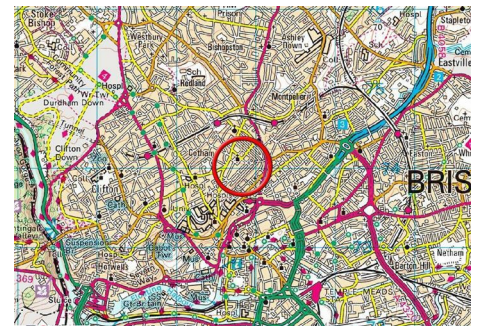
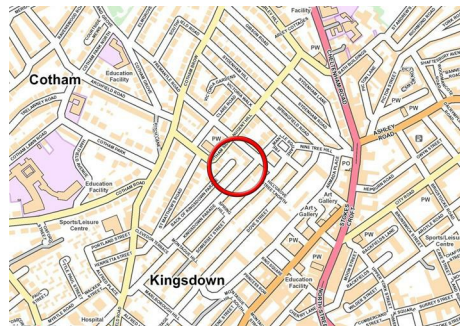
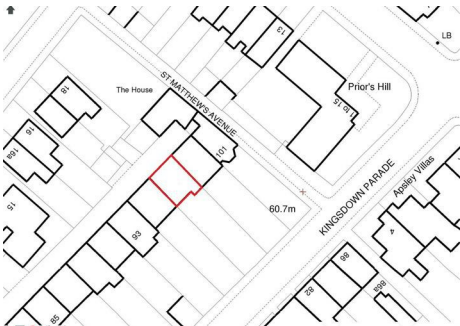




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hollis
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 auction



97c Kingsdown Parade, Kingsdown, Bristol, BS6 5UJ

Auction Guide Price £246,000 +++

Hollis Morgan NOVEMBER AUCTION - Occupying the top floor of this Grade II Listed terrace (791 Sq Ft) with fine VIEWS over Bristol and now in need of UPDATING.

FOR SALE BY AUCTION

*** SOLD @ NOVEMBER AUCTION – 95% SUCCESS RATE AND OVER £10M OF LAND AND PROPERTY SOLD ***

GUIDE £190,000
SOLD @ £246,000

LOT NUMBER 8

Wednesday 29th November 2017

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

LEGAL PACK UPDATE

The Completion Date is subject to the Seller Conveyancers having the land registry title plan for the Property updated to include that part of the Property which projects over the neighbouring Property at 99 Kingsdown Parade. If the plan has not been updated by the Completion Date, the Completion will be upon 5 working days notice given by the Sellers Conveyancer to the Buyers Conveyancer, such notice to be given by the Sellers Conveyancer once the land registry title plan to the property has been corrected.

REFER TO LEGAL PACK

EXTENDED COMPLETION

Completion is set for 10th January 2018 or earlier subject to mutual consent.

PRE AUCTION OFFERS

On this occasion our client will NOT be considering ANY pre auction offers.

WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

Helen Hirst
Mcclure Solicitors
Helen.Hirst@mcclure-solicitors.co.uk

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

Occupying the top (3rd floor) of this imposing Grade II listed terrace 97c is a two bedroom (791 Sq Ft) flat with far reaching views over Bristol.

RECEPTION
KITCHEN
BEDROOM 1
BEDROOM 2
BATHROOM

LOCATION

Kingsdown Parade is located on the Kingsdown / Cotham borders with excellent access to both the University of Bristol and the Bristol Royal Infirmary. The property is ideally suited for access to Whiteladies Road (0.4 miles), Gloucester road (0.2 miles) and the City Centre (1 Mile) whilst Redland Green train station is located within a quarter mile. St Michael's Hill with its eclectic range of shops and amenities is within a hundred yards.

THE OPPORTUNITY

REQUIRES UPDATING

The property now requires updating but would make a fine home or investment in this highly sought after location.

We suggest the property is valued at circa £300,000 once renovated and the lease extended.

EXTEND LEASE

The property is sold on a 125 year lease with 90 years remaining.

Bristol City Council have indicated there is an option to extend this - please refer to correspondence in legal pack.

RENTAL APPRAISAL

The Local Experts Say....

A great flat in a good location. This top floor double bedroom flat needs modernisation throughout although the layout is ideal so it would just require kitchen, bathroom, decoration and flooring. The location would suit professionals – it is extremely popular with doctor and nurses at the BRI and St Michaels hospitals, also people who work at Bristol University. Once modernised to a good standard you would achieve around £1150pcm or £13800p/a.

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or email 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 (£900 inc 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.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property.

Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
10% deposit payment.
Buyers premium payment.
Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque
Bankers Draft
Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before 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 Bristol based "Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there

website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/