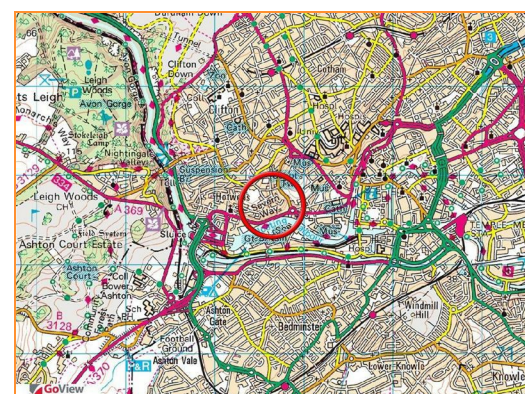
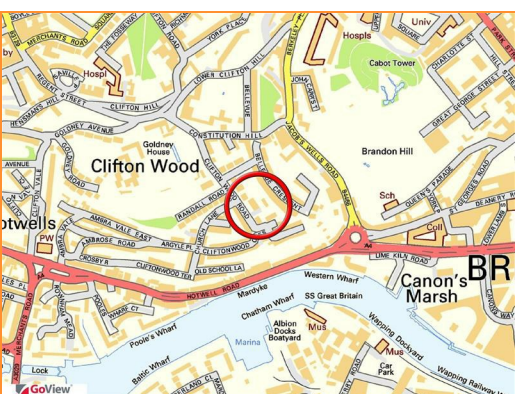




Flat 14, Clifton Wood Court Clifton Wood Road, Cliftonwood, Bristol, BS8 4UL

Sold @ Auction £320,000

Hollis Morgan JUNE AUCTION LOT NUMBER 23 - A penthouse level 3 BEDROOM maisonette (963 Sq Ft) with fine VIEWS, balcony and garage - NOW REQUIRES UPDATING but will make an excellent home or investment.



Flat 14, Clifton Wood Court Clifton Wood Road, Cliftonwood, Bristol, BS8 4UL

FOR SALE BY AUCTION

SOLD @ AUCTION - £320,000

LOT NUMBER 23

Wednesday 3rd June 2015

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

VIEWINGS

Set Viewings:

Wednesdays @ 3:30

Thursdays @ 17:00

Saturday 9th & 23rd @ 12:00

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.

Please note there will be NO SET VIEWINGS on the day of the auction.

SOLICITORS

Mr Julian Chapman

Devereux & Co

Julian@devlaw.co.uk

T : (0117) 959 3344

F : (0117) 959 3355

ONLINE LEGAL PACKS

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 register to receive them if not yet available. You will be automatically be updated if any new information is added.

THE PROPERTY

Arguably the best apartment within this well established block of purpose built block of just 14 properties.

Apartment 14 is a maisonette at penthouse level with a stunning South West facing terrace and fine views over the City. (963 Sq Ft)

The property is approached by stairs to the second floor with an open plan living space, separate kitchen, WC and study bedroom with two bedrooms and a bathroom on the upper level.

Garage and Parking.

Electric Heating.

Management Fees - 2014 charge was £1459

Leasehold - Residue of 999 years

LOCATION

Cliftonwood Crescent is located just off Constitution hill which is only a few hundred yards away from Clifton Village with its eclectic range of shops, restaurants and cafes. The University of Bristol and the Royal Infirmary are both within half a mile whilst local bus routes can be found both in Clifton Village and the nearby Jacobs Wells Road.

THE OPPORTUNITY

The property now requires complete updating but will make a fine home or investment.

Rental Appraisal to follow

EXPERT RENTAL APPRAISAL

Stunningly proportioned purpose built flat with parking is fabulously located and would always let easily. The flat in its current configuration is not ideal, by moving the wall between bedroom 3 and kitchen to where window begins in kitchen and putting kitchen along the external wall you could easily use the space to create a proper third bedroom and still have a good living space. The flat is in clear need of modernisation but with a new kitchen, bathroom, flooring and full redecoration as a three bed flat the new owner would achieve top market rent. The windows and doors of the flat are not in great condition but this may well be a block management requirement to replace/repair.

When the flat was fully renovated in its current configuration you would expect to achieve in region of £1100pcm.

If you created a proper sized third bedroom you would achieve in region of £1650pcm.

If you have any questions regarding these valuations please call Clifton Rentals – 0117 9113423 or

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 £500 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

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.

AUCTION FINANCE

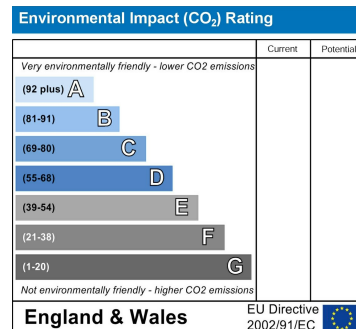
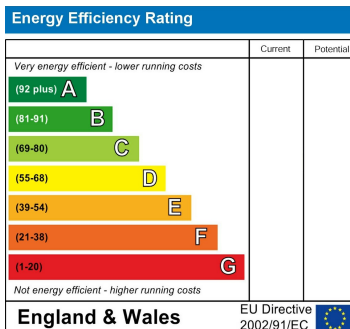
Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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