

## 149 Clouds Hill Road, St George, Bristol, BS5 7LH

Sold @ Auction £71,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH FEBRUARY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY 2024
- FREEHOLD 1 BED FLAT
- BASIC UPDATING | HALL FLOOR
- TENANTED | £6,875 PA | AST
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold HALL FLOOR 1 BED FLAT ( 379 Sq Ft ) in need of BASIC UPDATING subject to existing AST TENANCY £6,875 PA

# 149 Clouds Hill Road, St George, Bristol, BS5 7LH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY AUCTION \*\*\*

GUIDE PRICE £65,000 +++  
SOLD @ £71,000

ADDRESS | 149 Clouds Hill Road, St George, Bristol BS5 7LH

Lot Number 32

The Live Online Auction is on Wednesday 14th February 2024 @ 17:30  
Registration Deadline is on Monday 12th February 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 ground floor hall floor one bedroom flat ( 379 Sq Ft ) - Sold subject to existing tenancy

The successful purchaser will be buying the Freehold subject to the benefit of the relevant long lease.

The management company named in the leases has been dissolved and Freeholder is not collecting any ground rent.

Please refer to online legal pack for further information.

Tenure - The lot is Freehold subject to a 999 year lease of the first floor which has been previously sold.

Council Tax - A

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

TENANTED FLAT | UPDATING | INVESTMENT

A hall floor flat that has been let for many years and in need of basic updating to suit investor or owner occupier subject to vacant possession.

The flat is sold subject to the existing tenancy | AST - £572.94 via great western credit union (universal credit) on the 1st of every month with no known arrears.

### RENTAL APPRAISAL

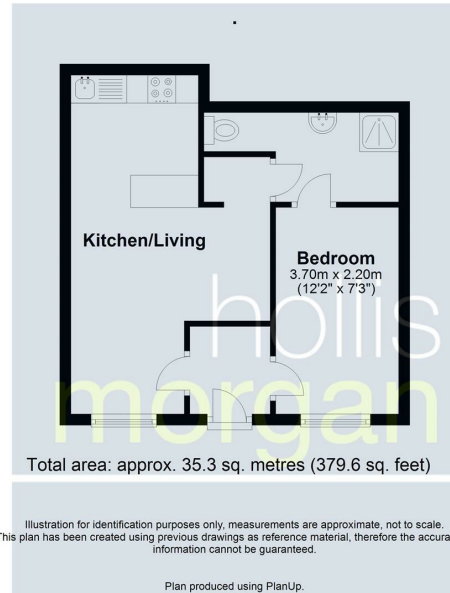
What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

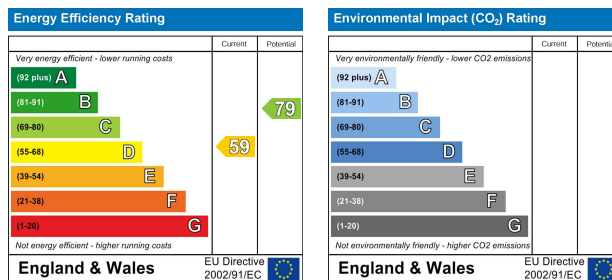
149, Clouds Hill Road – £850pcm - 900pcm once refurbished.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



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## 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.