

## 12 A Kingsdown Parade, Kingsdown, Bristol, BS6 5UD

Auction Guide Price +++ £600,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIEWINGS - REFER TO DETAILS
- WATCH VIDEO TOUR
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD GEORGIAN TOWNHOUSE
- REQUIRES MODERNISATION | 3284 Sq Ft
- MATURE GARDEN | STUNNING VIEWS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold GEORGIAN TOWNHOUSE ( 3284 Sq Ft ) now in need of MODERNISATION with LARGE GARDEN and far reaching VIEWS.

# 12 A Kingsdown Parade, Kingsdown, Bristol, BS6 5UD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 12A Kingsdown Parade, Kingsdown, Bristol BS6 5UD

Lot Number TBC

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold Grade II Listed Georgian terraced townhouse arranged over 4 floors (plus Basement) with a large south facing rear garden and stunning views across the city and beyond. The accommodation (3284 Sq Ft) is extremely flexible with scope for a variety of bedroom and reception room combinations with an array of charming period detailing including high ceilings, cornicing, bay windows and fireplaces.  
Parking - Residents Parking Zone.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - F

EPC - Listed

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | MODERNISATION

The property has been a much loved home for many years and now requires modernisation with scope to create a stunning property in this hugely sought after residential enclave with large garden and views over the City.

### IMPORTANT INFORMATION

Interested parties should note the attic space of 12A was previously sold to the adjacent flat and a large penthouse spanning the attic space of both properties has been created.

This has created a Flying Freehold situation and we advise all interested parties to review the legal pack and seek independent advice on how this may affect the ability to obtain a mortgage on the property.

### LOCATION

Kingsdown Parade and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road.

The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester Road with its vibrant independent shops, bars and restaurants and the city centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile.

## Floor plan



## EPC Chart

9 Waterloo Street  
Clifton  
Bristol  
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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.