

## Flats A, B, C, D, 88 Hotwell Road, Hotwells, Bristol, BS8 4UB

Guide Price £835,000



- FREEHOLD
- BLOCK OF FLATS
- 1 BED | 2 BED | 3 BED | 2 BED
- BASIC UPDATING
- HIGH YIELDING
- LARGE GARDEN TO REAR
- FURTHER POTENTIAL STC

Hollis Morgan – A Freehold BLOCK OF 4 SELF CONTAINED FLATS ( 2217 Sq Ft) now in need of BASIC UPDATING with scope for EXCELLENT INCOME or BREAK UP.

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## Accommodation

### THE PROPERTY

ADDRESS | Flats A, B, C, D 88 Hotwells Road, Hotwells, Bristol BS8 4UB

A Freehold end of terrace property with accommodation ( 2217 Sq Ft ) arranged over 4 floors comprising 4 self contained flats with excellent harbourside views. Flat A has private access from Hotwells road whilst flats B, C & D have access via a communal stairwell or via the privately owned lane / steps to the side of the property which also lead to a generous terraced garden.

Flat A & D - Subject to existing AST tenancies - please refer to legal pack  
Flats B & C - Vacant

Tenure - Freehold

Council Tax - B

EPC - C | D | D | D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

4 FLATS | BASIC UPDATING

The flats has been successfully let for many years and now require basic updating but have scope for an excellent investment or break up opportunity.

Please refer to independent rental appraisal and Hollis Morgan New Homes GDV schedule.

### SCHEDULE OF ACCOMMODATION

FLAT A - Private Entrance | Reception with steps to Kitchen | Bedroom | Bathrooms | Courtyard

FLAT B - Kitchen | Separate Reception | Bedroom 1 | Bedroom 2 | Shower room

FLAT C - Kitchen | Separate Reception | Bedroom 1 | Bedroom 2 | Bedroom 2 | Bathroom

FLAT D - Kitchen | Separate Reception | Bedroom 1 | Bedroom 2 | Bathroom | Rear Terrace & Garden

### SCHEDULE OF INCOME

FLAT A - Let on AST @ £1400 pcm

FLAT B - Vacant But previously let for £1700 pcm

FLAT C - Vacant But previously let for £1450 pcm

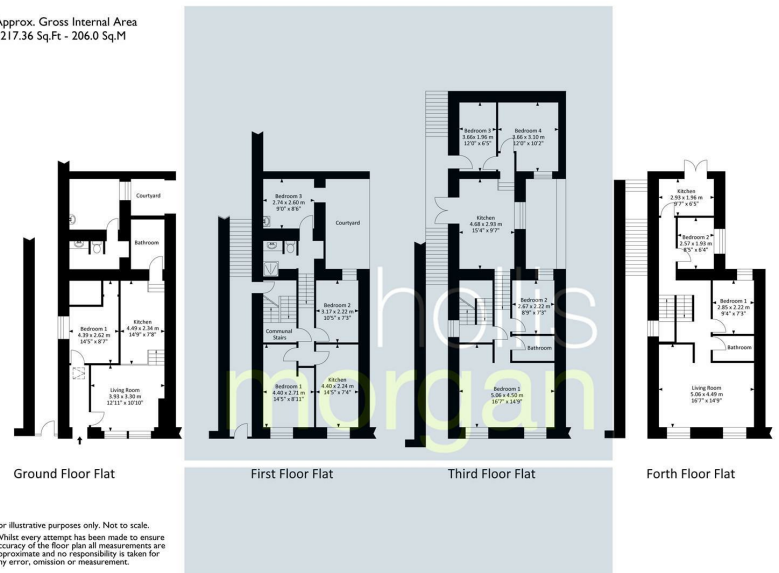
FLAT D - Let on AST @ £1150 pcm

### LOCATION

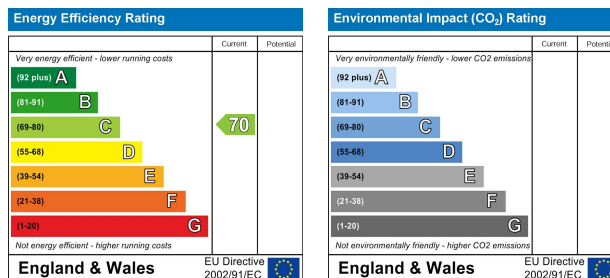
Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

## Floor plan

Approx. Gross Internal Area  
2217.36 Sq.Ft - 206.0 Sq.M



## 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.