

41, Ashley Hill, Montpelier, Bristol, BS6 5JA

Guide Price £625,000

Hollis Morgan – A Freehold PERIOD PROPERTY (2203 Sq Ft) arranged as 4 X FLATS in need of UPDATING with PARKING and GARDEN.

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THE PROPERTY

ADDRESS | 41 Ashley Hill, Montpelier, Bristol BS6 5JA

An imposing Freehold mid terraced period property with 2X tandem parking spaces (suitable for 4 small vehicles) to the front and a large enclosed rear garden located on the Montpelier / Ashley Hill / St Andrews borders. The accommodation (2203 Sq Ft) is arranged as four self contained 1 bedroom flats over four floors with generous communal areas plus stunning views over the City from the upper floors.

Sold with vacant possession upon completion.

Tenure - Freehold (Plus 4 Separate Leases) *

Council Tax - Band A

EPC - Basement Flat E | Garden Flat E | First Floor D | Top Floor Flat F

SCHEDULE OF ACCOMODATION

FLAT 1 | 575 Sq Ft

Lower Ground Floor | Private Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom | Courtyard Garden

FLAT 2 | 580 Sq Ft

Hall Floor | Communal Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom

FLAT 3 | 536 Sq Ft

First Floor | Communal Entrance | Kitchen | Reception | Bedroom | Bathroom

FLAT 4 | 512 Sq Ft

Top Floor | Communal Entrance | Kitchen | Reception | Bedroom | Bathroom

OUTSIDE

2 x Tandem Parking Spaces | Enclosed Rear Garden

THE OPPORTUNITY

FREEHOLD BLOCK OF 4 FLATS

The block has been a hugely successful residential investment for many years with each flat let on AST agreements but now offered with vacant possession upon completion.

The property now requires updating but offers huge potential for both investment and break up.

There is potential to rearrange the layout to create 2 bedroom flats or to potentially extend to the rear to increase the footprint.

Subject to gaining the necessary consents

INVESTMENT

The flats have excellent scope for investment in this sought after central location with parking and garden.

Please refer to independent rental appraisal.

BASIC UPDATING | BREAK UP

Following updating there is scope for a resale of each flat to suit both owner occupiers and investors.

Interested parties will note the flats already have individual leases in place.

The Hollis Morgan New Homes team have appraised the GDV -

please refer to online legal pack.

FREEHOLD

Please note the freehold company has been dissolved due to the failure to provide annual accounts. The shareholder of the freehold company is the seller of the leasehold titles. This shareholder has instigated an application with Bona Vacantia to reinstate the company with Companies House and so legitimise that entity on the title. As this shall take several months to achieve the seller agrees to provide an Absentee Landlord indemnity policy upon completion at their expense and to continue with the application to reinstate the company at Companies House. Once reinstatement occurs, the ownership of the freehold company shall be transferred to the ownership of the buyer of the leasehold titles.

Please refer to online legal pack.

LOCATION

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket. There's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

RE SALE VALUES

FLAT 1 | 575 Sq Ft

Lower Ground Floor | Private Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom | Courtyard Garden
£240,000

FLAT 2 | 580 Sq Ft

Hall Floor | Communal Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom
£230,000

FLAT 3 | 536 Sq Ft

First Floor | Communal Entrance | Kitchen | Reception | Bedroom | Bathroom
£230,000

FLAT 4 | 512 Sq Ft

Top Floor | Communal Entrance | Kitchen | Reception | Bedroom | Bathroom
£225,000

For further information on GDV and sales advice please contact the Hollis Morgan Sales Team.

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;

41, Ashley Hill – 4 x 1 bed flats - £1200pcm - £1300pcm per

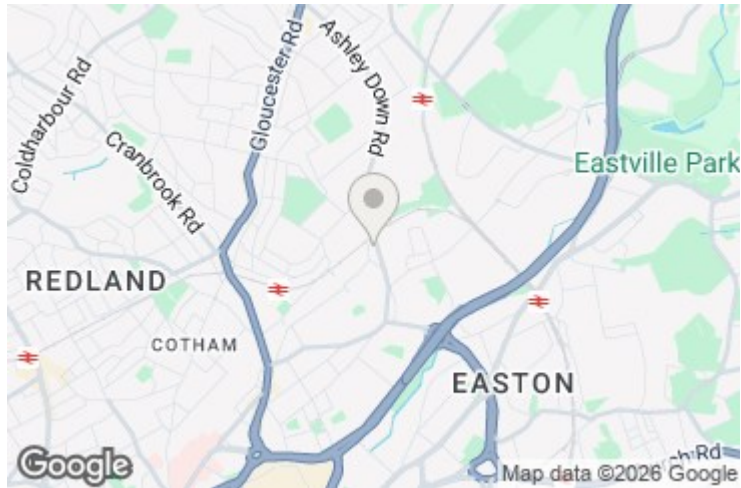
41, Ashley Hill, Montpelier, Bristol, BS6 5JA

flat.

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.

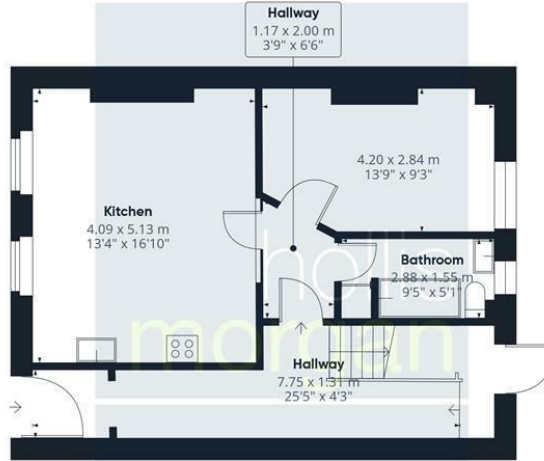
PROPERTY DETAILS DISCLAIMER

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

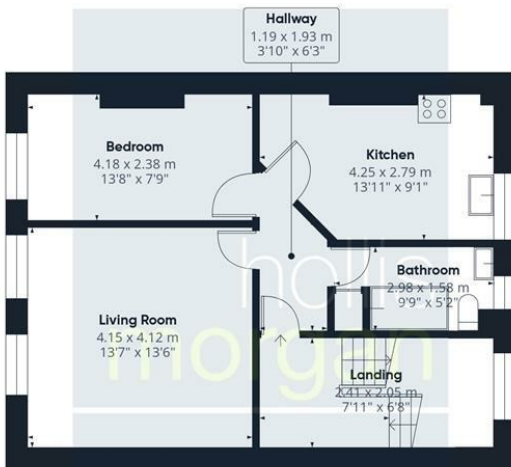




Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

204.7 m²
2203 ft²

Reduced headroom

0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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