estate agents auctioneers

hollis morgan



10 Beaumont Court Avonmouth Road, Avonmouth, Bristol, BS11 9FL

£185,000

An immaculate one bedroom maisonette spanning across two floors situated within a modern purpose built development.

- Private Entrance
- Secure Gated Entrance To Development
- Double Bedroom
- 628 SQFT
- Intergrated Appliances
- Chain Free
- Close Proximity To Train Station
- Direct Bus Link To Centre
- Bike Storage

The Property
Initially, as you step into this stylish modern maisonette, you are welcomed by a bright and spacious open-plan living area, which flows seamlessly through to a generous dining and kitchen space.

To the rear of the property is a beautifully designed contemporary kitchen, fitted with integrated Bosch appliances, including an oven, induction hob, dishwasher and fridge-freezer. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers a spacious king-size bedroom, providing ample room for a double bed, additional storage units and a desk or dressing table. Opposite the bedroom is a modern four-piece bathroom, comprising a bath and separate walk-in shower.

The landing also benefits from a useful utility cupboard, housing the washing machine and providing additional storage space.

Location
The property is located in a fantastic village location close to local shops and the train station.
Avonmouth Village is exceptionally well located for access to the M5 and M49 motorways and less than 20 minutes from the Centre of Bristol and 10 minutes from The Mall Cribbs Causeway, Bristol's main out of town shopping Centre.
As previously mentioned Avonmouth Station is less than 10 minutes' walk from the development with trains running into Bristol Temple Meads Station, twice an hour during peak periods.
The village is also served by an excellent bus service providing direct access to Cribbs Causeway and into Bristol Centre, as well as Bristol Parkway Station and Southmead Hospital.

Other information
Service Charge : £793.85 twice yearly
Ground rent : £75 twice yearly
Leasehold : 125 years remaining
Council Tax : A

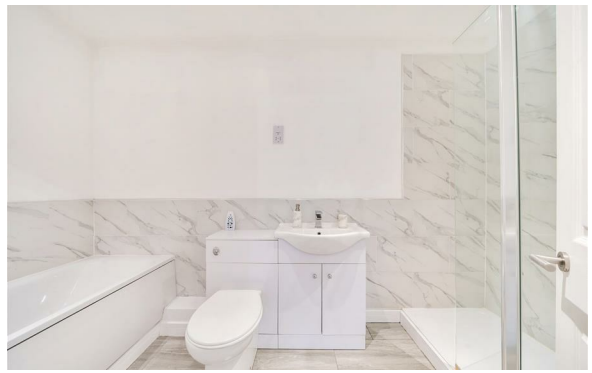
We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "Connected Person" as defined by that act.

Please note
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 provided in your solicitors enquiries. 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 may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.





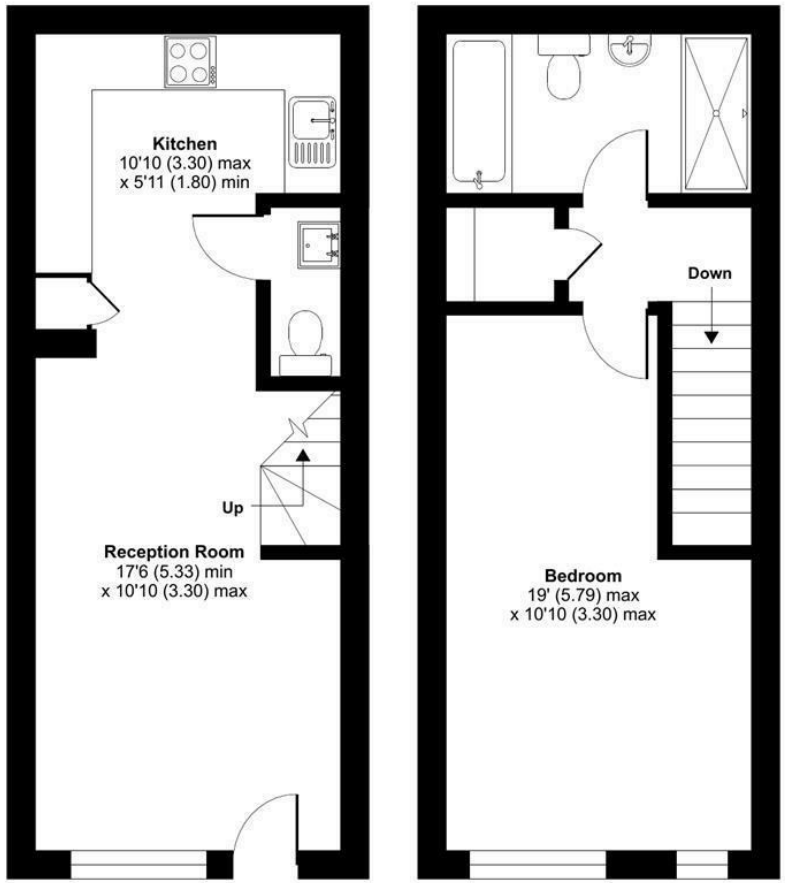


Flat 10, Beaumont Court, Avonmouth Road, Bristol, BS11 9FL

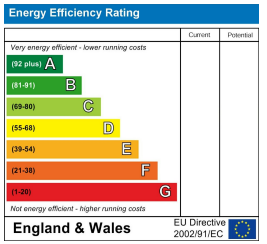
Approximate Area = 628 sq ft / 58.3 sq m

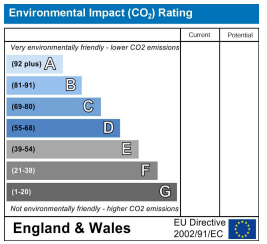
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for NicheCom REF: 1060381





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