

estate agents **auctioneers**

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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

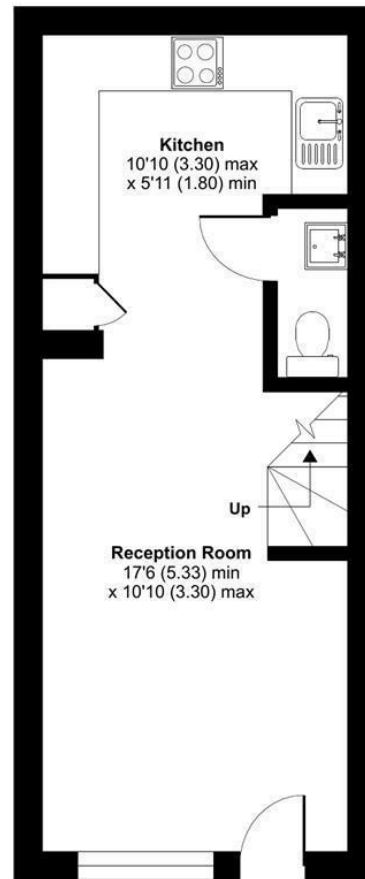
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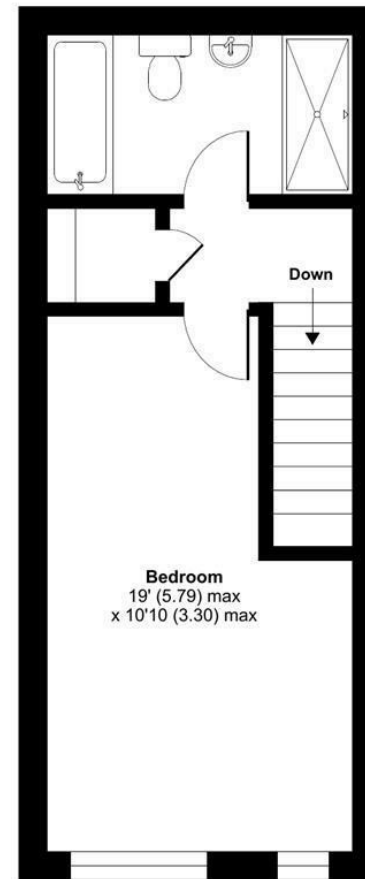
Flat 10, Beaumont Court, Avonmouth Road, Bristol, BS11 9FL

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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