

estate agents **auctioneers**

**hollis
morgan**



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

£190,000

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 SQ FT
- Integrated Appliances
- Chain Free
- Close Proximity To Train Station
- Direct Bus Link To Centre
- Bike Storage

The Property

Initially as you walk into this modern maisonette you are greeted by an open plan living area which flows to a very spacious dining & kitchen space. To the back is a very stylish contemporary kitchen with integrated 'Bosch' appliances which includes oven, induction hob, dishwasher and fridge-freezer. A very convenient W/C is also situated on the ground floor.

The upper level of this property provides a spacious king-sized bedroom with ample room for double bed, storage units and desk/dressing table. Opposite is the four piece bathroom including a bath and separate walk-in shower.

The landing space also includes a utility cupboard where the washing machine is situated and provides space for storage.

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 : £567.00 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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