

estate agents **auctioneers**

**hollis  
morgan**

29 Beaufort Heights, Bristol, BS5 8JX  
£190,000

A beautifully refurbished one-bedroom property with stylish, modern interiors and the added benefit of allocated parking.

- Allocated parking
- Communal Gardens
- Purpose built block
- Desirable area
- Newly refurbished
- Ample storage

**The Property**

The property is entered through a spacious welcoming hallway, providing access to all rooms and creating a practical layout throughout. A large, conveniently located cupboard is situated beside the front door, offering useful storage.

The kitchen/dining room is generously proportioned and has been recently refurbished to create a stylish and contemporary space. The kitchen features attractive Shaker cabinetry, integrated appliances and parquet-style flooring, with ample room for a dining table and chairs.

Opposite the kitchen is the bright and cosy living room, which benefits from an abundance of natural light through the large windows and door, which opens onto a Juliet balcony.

The bedroom offers ample space for a double bed, and already benefits from fitted wardrobes together with plenty of room for a chest of drawers.

Completing the accommodation is a modern family bathroom, fitted with a contemporary three-piece suite including a bath with overhead shower, wash basin and WC.

Residents have access to well-maintained communal gardens and the property also benefits from one allocated parking space.

**Location**

St George is a vibrant and diverse area located in East Bristol close to the City Centre. One of the main advantages of living in St George is its proximity to St George's Park, a beautiful green with a range of facilities, including tennis courts, a children's playground, and a boating lake. St George is also home to a thriving high street, Church Road, which offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets. The area has a strong sense of community, with regular local events and festivals whilst all the amenities of Bristol City centre are nearby.

**Other Information**

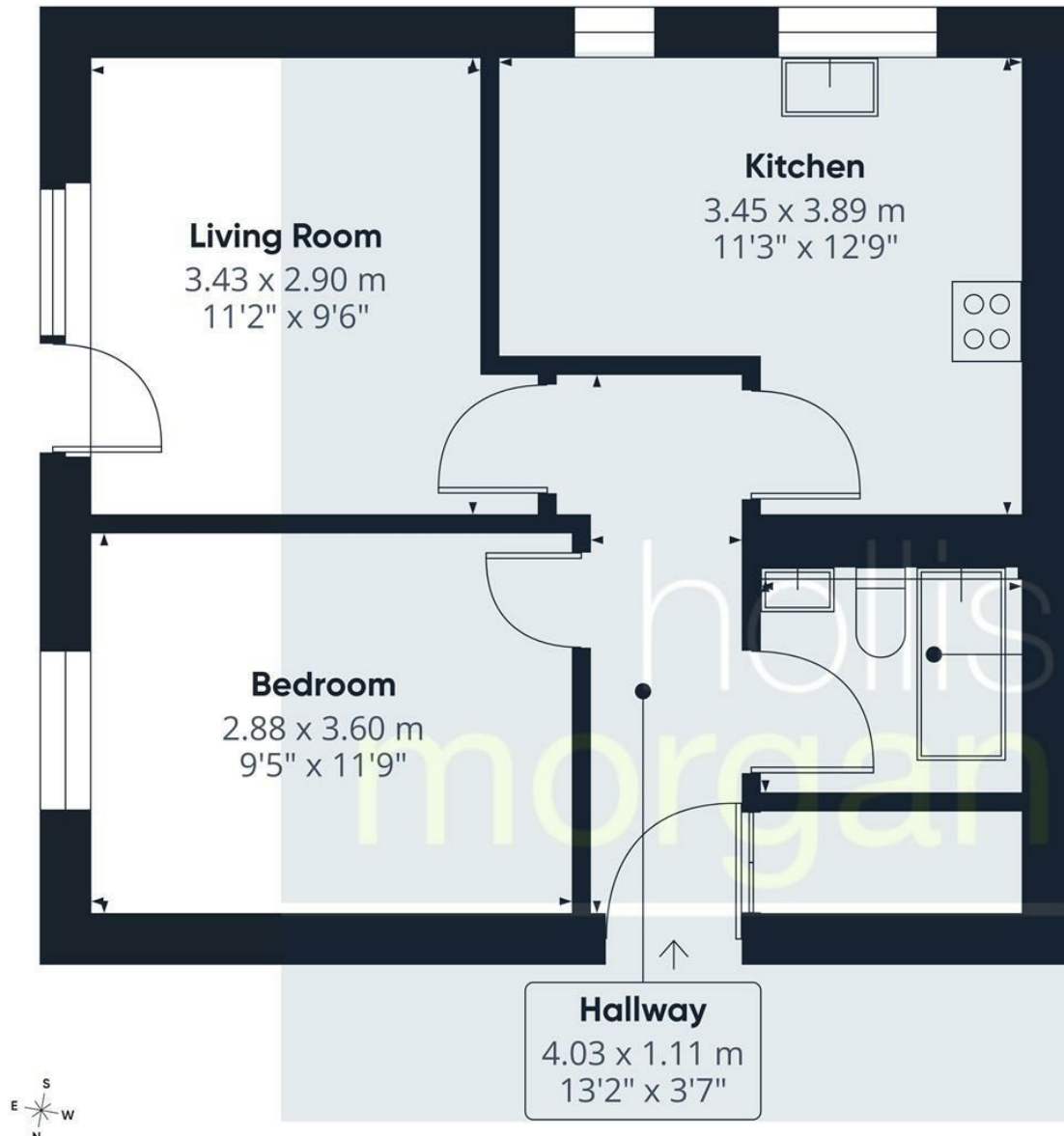
Leasehold: 962 years remaining  
Management Fee: £117 pcm  
Ground rent: N/A

Council Tax Band: A

**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.





Approximate total area<sup>m</sup>  
42.4 m<sup>2</sup>  
457 ft<sup>2</sup>

(1) Excluding balconies and terraces

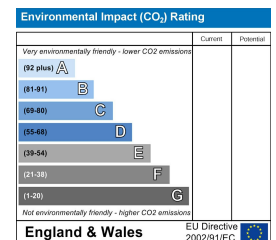
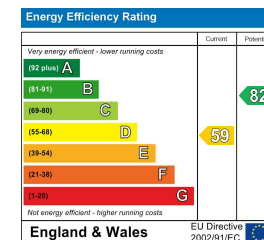
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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