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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Beaufort Street*

EASTON

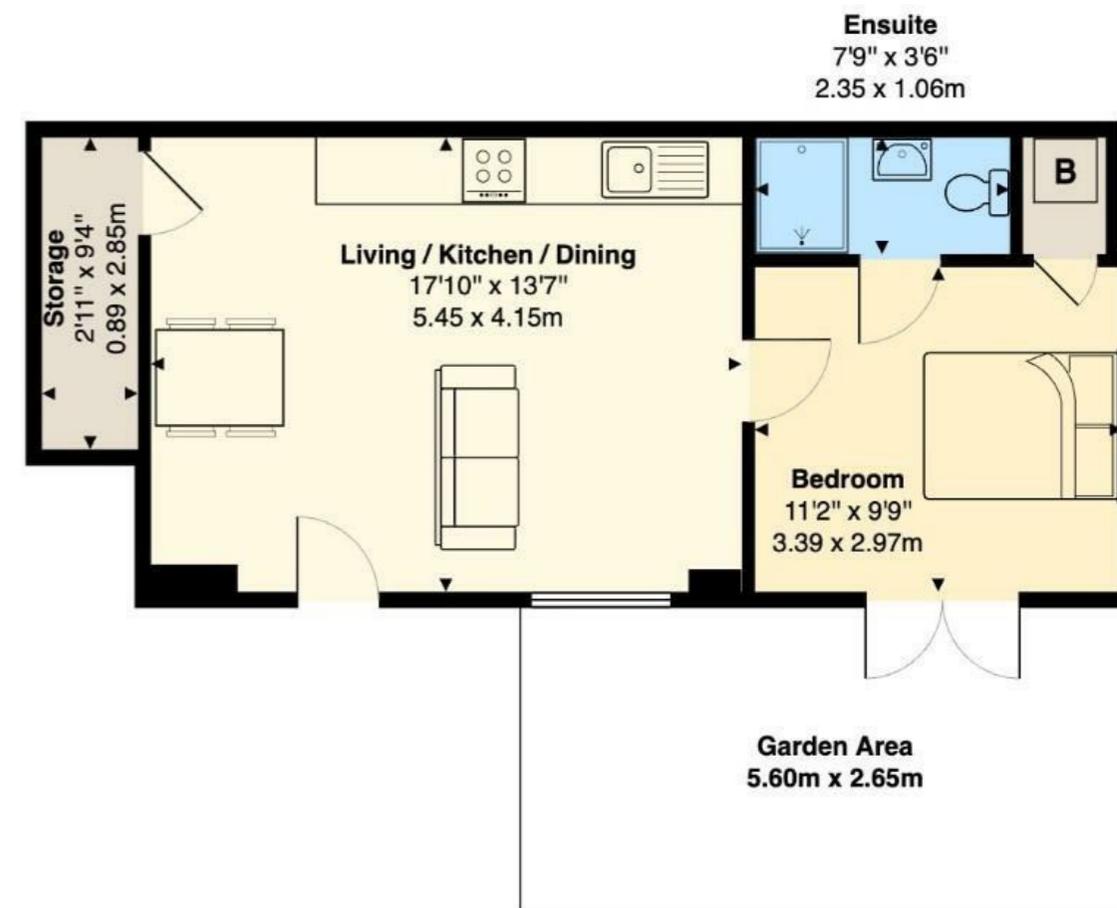


*Stylish ground floor masionette that benefoits a large outdoor garden area and its own entrance, perfect for anyone lookimng to buy for the first time, rent out as an investment or downsize to. One to be appreciated.*

Comments by Ms Olivia Melville-Brown

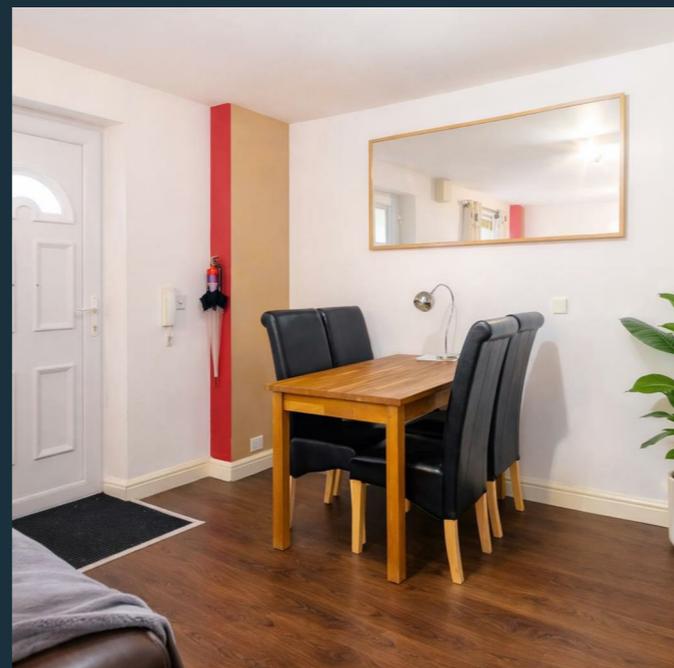


**Property Specialist**  
**Ms Olivia Melville-Brown**  
 Branch manager  
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*A brilliant apartment that our son throughlly enjoyed during his time there. So central and easy to maitain and run. The outside space and gated parking were the real plus points for us.*

Comments by the Homeowner



**Beaufort Street, Easton, Bristol, BS5 0SQ**

Total Area: 429 ft<sup>2</sup> ... 39.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Beaufort Street

*Easton, Bristol, BS5 0SQ*

Offers Over

**£190,000**



1 Bedroom(s)



1 Bathroom(s)



429.00 sq ft



Contact our

***Property Outlet Branch***

0117 935 4565



Nestled on the charming Beaufort Street in Easton, Bristol, this delightful ground floor flat offers a perfect blend of modern living and convenience. Built in 2012, the property spans an inviting 429 square feet, making it an ideal choice for individuals or couples seeking a comfortable home.

As you enter, you are greeted by a spacious open plan kitchen and living area, designed to create a warm and welcoming atmosphere. This layout not only maximises space but also encourages a sociable environment, perfect for entertaining friends or enjoying a quiet evening in. The well-appointed kitchen is equipped with modern appliances, ensuring that cooking is a pleasure.

The flat features a cosy bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, offering both functionality and style. One of the standout features of this property is the lovely garden, which provides a private outdoor space to relax and unwind, ideal for enjoying the fresh air or tending to plants.

Additionally, the property benefits from secure parking, a valuable asset in this bustling area. Its prime location means you are within walking distance to the city centre, allowing for easy access to a variety of shops, restaurants, and local amenities.

This charming flat on Beaufort Street is not just a home; it is a lifestyle choice, offering comfort, convenience, and a touch of modern elegance. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.



**Kitchen / Living / Dining 17'10" x 13'7"**  
(5.45m x 4.15m)

**Bedroom 9'10" x 11'1"** (3m x 3.40m)

**Bathroom 7'8" x 2'11"** (2.35m x 0.90m)

**Boiler Cupboard 1'8" x 2'11"** (0.53m x 0.90m)

**Storage 2'11" x 9'4"** (0.89m x 2.85m)

**Garden Area 18'4" x 8'8"** (5.60m x 2.65m)

Access off the bedroom and via the rear.

**Parking**

Allocated space

**Tenure**

We are informed that the property is Leasehold, this is to be confirmed by your legal advisor.

**Lease Details**

999 year lease from new, Approx 985 years remaining

**Service Charges**

£1,199 per annum - details to follow

Ground rent - £1 per year

**Council Tax**

Band - A

**Additional Information**

Rental potential of £950-£1,000pcm  
No Chain

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

