


# Beverley Road

*Horfield, Bristol, BS7 0JJ*

HORFIELD, BRISTOL

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*Horfield, Bristol, BS7 0JJ*

ASKING PRICE

## £130,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

313 SQ FT

| | |
|---|---|
| 312.15 SQ FT | GROUND FLOOR FLAT |
| GREAT LOCATION | PERFECT FOR A FIRST TIME BUYER |
| COMMUNAL GARDEN | GREAT FOR AN INVESTORS |



## THE PROPERTY

Nestled on the desirable Beverley Road in Bristol, this charming one-bedroom ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. Accessed through a secure communal hall featuring an intercom-controlled entry phone system, this property offers both convenience and peace of mind.

Upon entering, you will find a delightful open plan kitchen and living room, perfect for modern living and entertaining. The space is bright and airy, enhanced by double glazing that allows natural light to flood in. The well-appointed double bedroom provides a comfortable retreat, while the bathroom is neatly designed to cater to your daily needs.

Additional features of this appealing apartment include electric heating, ensuring warmth during the cooler months, and access to a communal garden, offering a lovely outdoor space to relax and unwind.

This fantastic flat is sure to attract a great deal of interest, making it a prime choice for those looking to enjoy the vibrant lifestyle that Bristol has to offer. With its ideal location and thoughtful layout, this property is not to be missed. Jeffrey Ross is excited to present this opportunity to you.

## INSIDE











## ACCOMMODATION

### PARKING

*On Road Parking - NO permit needed*

### SERVICE CHARGES

*We ahve been informed that the service charge is £70 per annum*

### LEASE DETAILS

*We have been informed that there are 103 years remaining on the lease.*

### GROUND RENT

*£150 per annumn*

| | |
|---|---|
| PROPERTY TYPE | FLAT |
| INTERNAL AREA | 313 SQ FT |
| TENURE | LEASEHOLD |
| COUNCIL TAX | BAND A · ABOUT £1,809 A YEAR<br>*Bristol City Council, 2026/27 estimate* |
| EPC RATING | 71 · POTENTIAL 82 |




## Flat 1, 32, Beverley Road, Horfield, Bristol, BS7 0JJ

Total Area: 29.0 m² ... 312 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.




## Olivia Melville-Brown

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SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL


These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreyross.co.uk