



**SARAH CLARK**  
PROPERTY CONSULTANTS

12A |  
BEAUFORT STREET, BRISTOL, BS3 3PH

Located on Beaufort Street in the heart of Bedminster, this well-presented ground-floor one-bedroom apartment offers comfortable and practical living in a popular Bristol location.

The property features a spacious double bedroom, a separate living room, and a separate fitted kitchen. The bathroom is fitted with a shower cubicle. A key highlight of the property is its private courtyard garden, which provides an ideal outdoor space for low-maintenance enjoyment.

The apartment comes unfurnished but includes white goods and is well-suited to a single professional or couple.

#### Key features:

- Ground floor apartment
- Double bedroom
- Separate kitchen and living room
- Bathroom with a shower cubicle
- Private courtyard garden
- White goods included

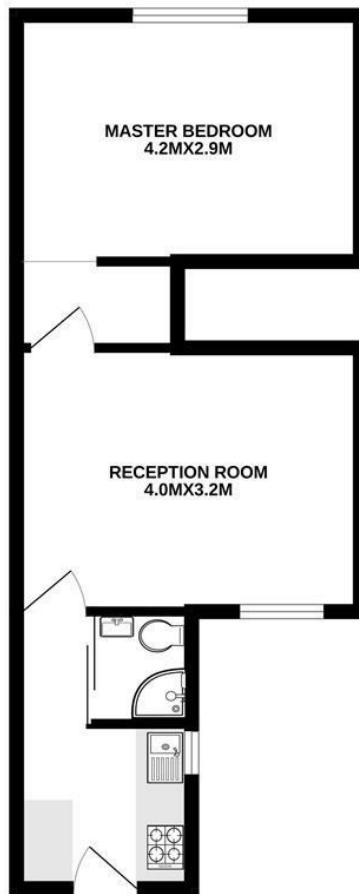


## Features

- Ground floor apartment
- Private courtyard garden
- Separate kitchen and living room
- White goods included
- Unfurnished
- Available 26th January



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

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## LOCAL AUTHORITY

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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