



Beechmount Court, Beechmount Grove

£220,000



- Energy Rating - C
- Two Double Bedrooms
- Modern Contemporary Bathroom
- Communal Gardens
- Top Floor Flat
- 21ft Lounge / Diner With Juliette Balcony
- Allocated Parking Space
- New Double Glazing Installed 2024

## Stylish & Modernised Two Bedroom Flat – Ideal for First-Time Buyers

Located on the second floor of a well-maintained development, this beautifully updated two double bedroom flat is perfect for first-time buyers looking for a move-in ready home with contemporary finishes.

The current owner has made significant improvements throughout, including new double glazed windows and a patio door (installed in 2024), modern wall-mounted electric heaters, a sleek fitted kitchen, a stylish new bathroom, and fresh flooring throughout.

The property also benefits from loft space, providing valuable additional storage, as well as access to communal gardens and an allocated parking space for added convenience.

Situated close to local amenities and excellent transport links, this is a fantastic opportunity to step onto the property ladder in a location that offers both comfort and connectivity.

Lounge / Diner 21'7 x 10'0 (6.58m x 3.05m)

Kitchen 11'3" x 6'11" (3.45 x 2.11)

Bedroom One 12'2" x 10'0" (3.73 x 3.05)

Bedroom Two 10'11" x 8'9" (3.35 x 2.69)

Council Tax - Band B

Tenure Status - Leasehold

999 year lease from 01/04/1989 - 963 Years Remaining

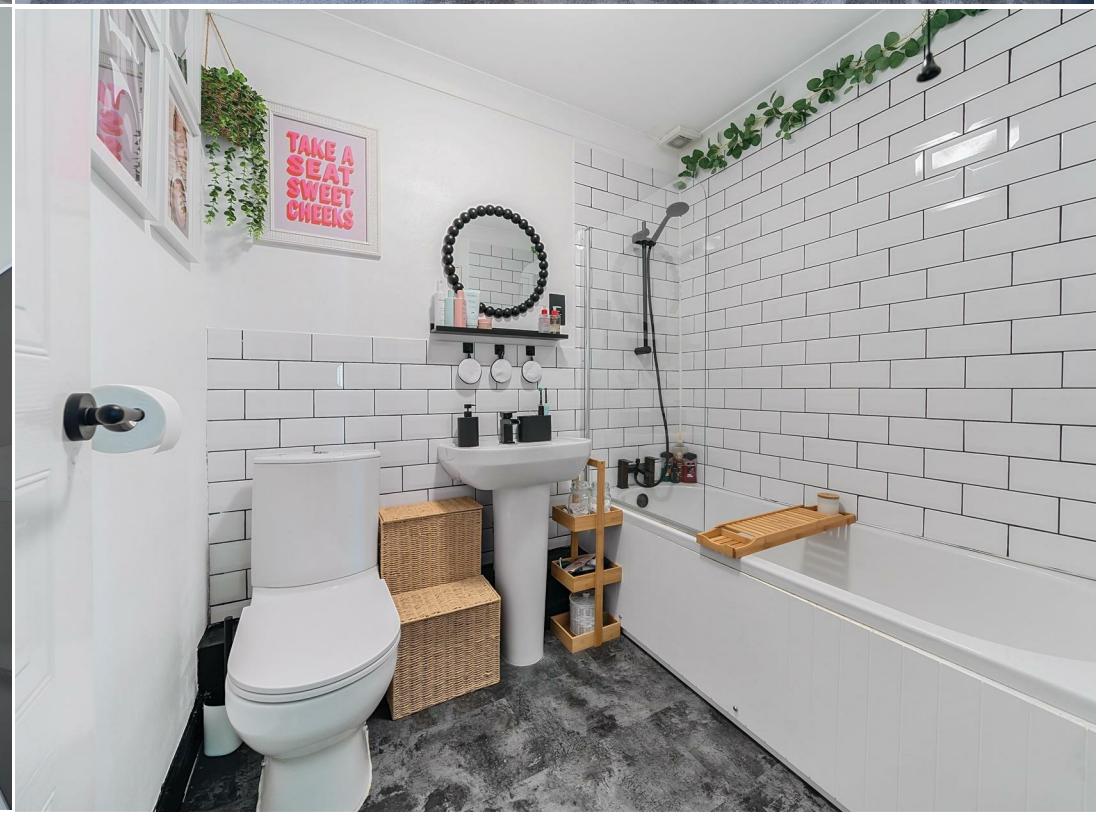
Service Charge - £150 per month Reviewed Annually - Next Review 01/04/26

No Ground Rent Payable







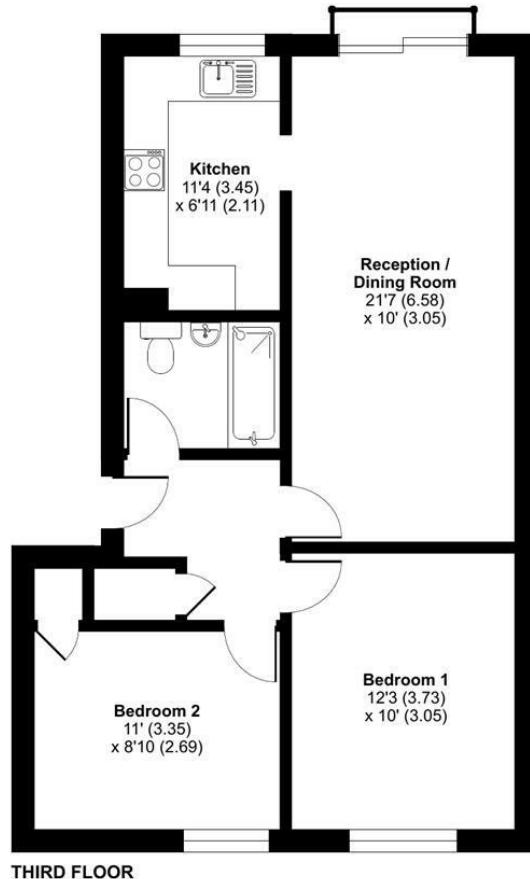




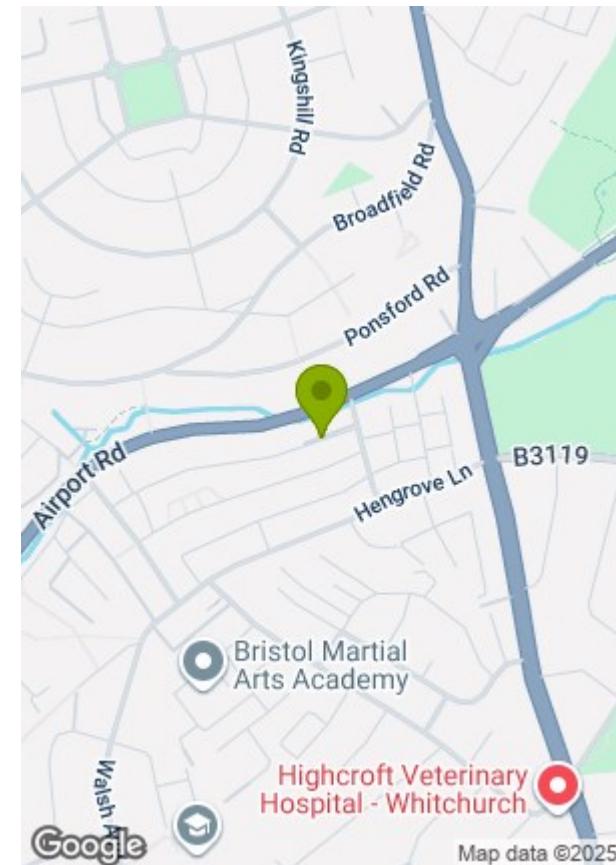
## Beechmount Court, Beechmount Grove, Bristol, BS14

Approximate Area = 650 sq ft / 60.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Greenwoods Property Centre. REF: 1275823.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (35-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | 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 |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |