



2 AUSTEN PLACE THE RIDGE,  
SHIREHAMPTON, BS11 0DB

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GOODMAN  
& LILLEY



A SUPERB OPPORTUNITY TO SECURE A WELL-LOCATED GROUND FLOOR FLAT IN CENTRAL SHIREHAMPTON, OFFERING SPACE, CONVENIENCE, AND EXCELLENT VALUE.

## Property Description

Ground Floor Flat in a Central Shirehampton Location – £185,000

Situated in the heart of Shirehampton, this well-presented ground floor flat offers practical and accessible living, with the added benefit of gated access providing a sense of privacy and security.

The property features two generous double bedrooms, including a master with en suite, along with a bright and spacious lounge/diner that offers plenty of room for both relaxing and dining. The kitchen is positioned to the rear and provides a functional layout, while a well-sized main bathroom completes the accommodation.

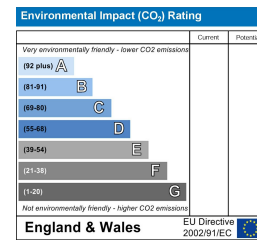
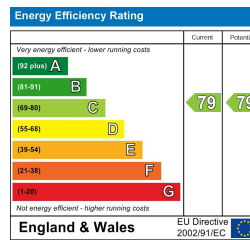
Shirehampton High Street is just a short walk away, offering a range of everyday amenities including the Co-op directly opposite, as well as local butchers, greengrocers, bakeries, cafés and restaurants - all easily accessible on foot.

Transport links are a major advantage, with a bus stop just moments away providing direct routes into Bristol city centre and Cribbs Causeway. The nearby Portway Park & Ride offers a quick commute, while the train line gives access to Bristol Temple Meads via Clifton Down and beyond.

For those who enjoy the outdoors, Kings Weston Estate is just to the rear, offering attractive woodland walks, with Blaise Castle Estate also within

easy reach. There are also a number of well-connected cycle routes, including along the Portway into the city and towards Portishead.

Offered at £185,000, this property presents an attractive option for buyers seeking a well-located home with strong overall value in a popular and well-connected area.



- Ground floor flat – ideal for easy access and convenience
- Two generous double bedrooms
- Prime central location just off Shirehampton High Street
- Easy access to Portway Park & Ride and local train services
- Well-connected cycle routes including the Portway into Bristol

- Gated entrance providing added privacy and security
- Bright and spacious lounge/diner with room for dining
- Excellent transport links – bus stop moments away with routes to Bristol city centre and Cribbs Causeway
- Close to Kings Weston Estate and Blaise Castle Estate for green space and walks
- Separate kitchen with practical layout

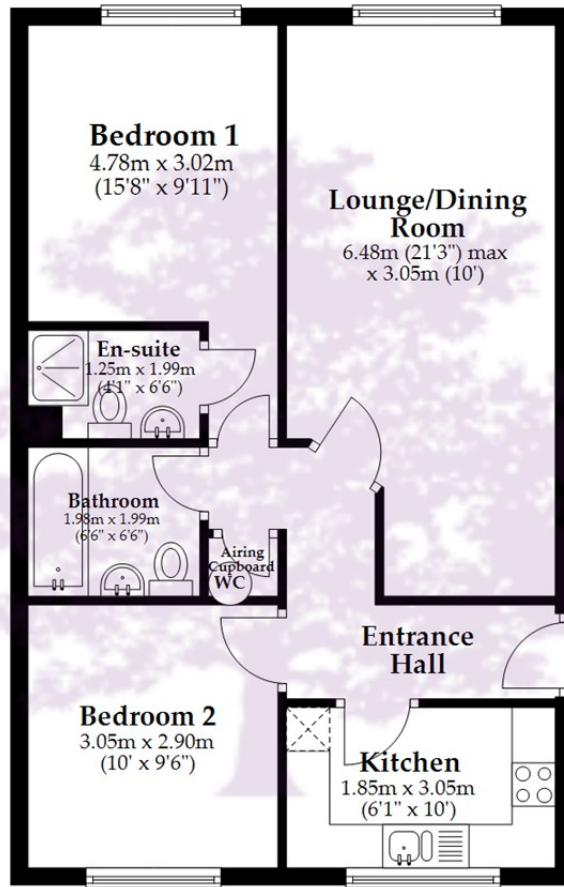


£185,000



## Ground Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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