estate agents auctioneers

hollis morgan

Flat 6 Colliters House 2, Colliery Close, Ashton, Bristol, BS3 2EU

£300,000

An exceptional apartment located in a modern development including allocated parking and a large balcony.

- Open plan living
- Modern development
- One owner since new
- Balcony
- Allocated parking
- Immaculate interior
- Highly energy efficient
- Great transport links

The Property
Discover an exceptional opportunity to own this immaculate apartment nestled within a contemporary, purpose-built development. The sleek architecture of this newly constructed complex, situated in Ashton, harmoniously blends with its lush green surroundings, offering a collection of premium residences.

Positioned on the first floor, your journey begins through an inviting entrance hall leading into a generously proportioned open-plan kitchen/living area. The kitchen, seamlessly integrated into the space, boasts a modern design and ample storage, complete with fitted appliances including a fridge/freezer, dishwasher, and washing machine, ensuring all your needs are effortlessly catered to. Adjoining the kitchen, a designated dining area flows effortlessly into a cozy seating area, with French doors opening onto a charming balcony.

The accommodation features two luminous bedrooms, both capable of accommodating double beds, complemented by a stylish three-piece bathroom conveniently located across the hall.

Outside, the property offers the convenience of a private off-street parking space, along with access to a secure bike shed, enhancing the overall comfort and security of your lifestyle.

Location
The Ashton Vale area boasts proximity to nearby supermarkets, shops, and the Ashton Gate Stadium, ensuring convenience at your doorstep. Within walking distance, you'll find North Street and Wapping Wharf, while the surrounding schools have received commendable ratings of Good or above from Ofsted. For easy access to the city center, residents of Ashton Rise can rely on the M2 metro bus.

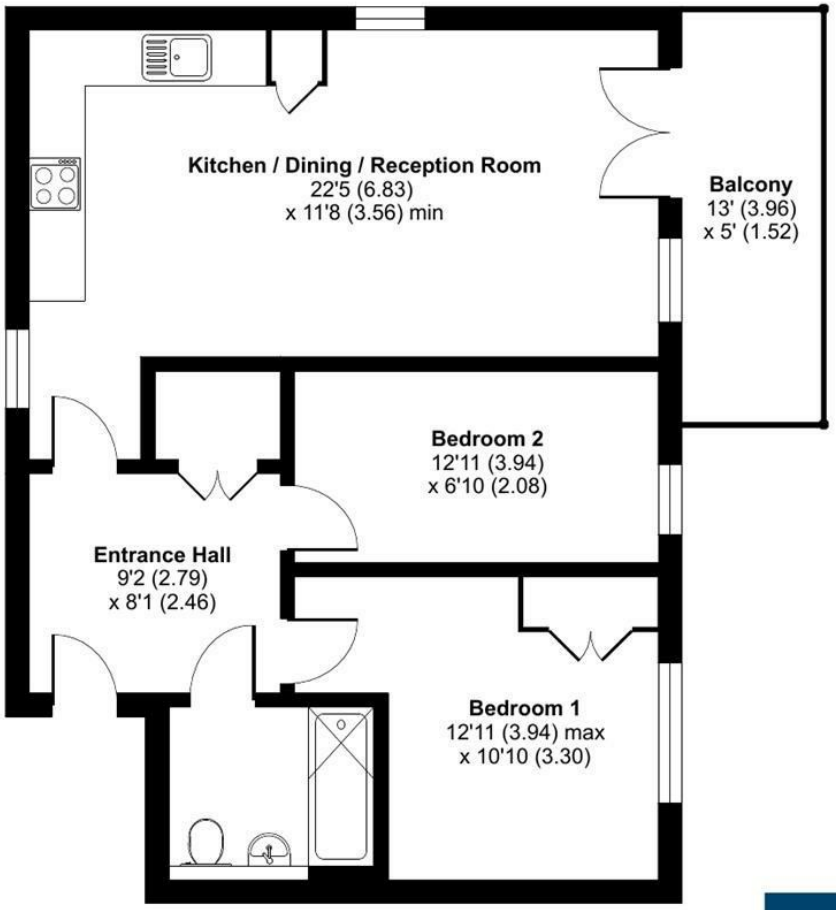
Further Information
Tenure - Leasehold
Years remaining - 121
Management charge - Circa £1200 Per Year
Ground Rent - £100 Per Year

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Colliery Close, BS3

Approximate Area = 649 sq ft / 60.2 sq m

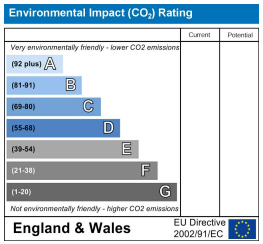
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1110636



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