

estate agents **auctioneers**



Flat 8, 4 Ashgrove Road, Redland, Bristol, BS6 6LY

£350,000

A bright and spacious purpose built apartment with 3 bedrooms and allocated parking, moments from Whiteladies Road.

- 3 double bedrooms
- Allocated parking space
- Paved communal garden
- Purposed built
- Chain free
- Immaculate condition throughout
- Close proximity to Whiteladies Road
- Sought after location

#### The Property

This tastefully presented apartment is nestled within a purpose-built block of flats, strategically positioned for utmost convenience just moments away from Whiteladies Road. Boasting allocated off-street parking, along with access to a communal garden, this property offers both practicality and comfort.

Upon entry, a welcoming central hallway leads you to a generously proportioned living room, three double bedrooms, a spacious kitchen, and a modern bathroom. The interior is decorated with fresh, neutral tones and brand-new carpets, lending a sense of contemporary elegance to the space.

The living room enjoys tranquil views of surrounding trees and houses, while the kitchen is equipped with sleek white wall and base units, complemented by integrated appliances such as a washing machine, electric oven and hob, extractor fan, fridge, and freezer. Two sizeable double bedrooms await at the rear of the property, with an additional third double bedroom positioned near the front door. While a stylishly tiled bathroom features a full-sized bath with shower, sink with vanity unit, WC, radiator, and window.

Adding to the appeal, the property includes a covered allocated parking space beneath the building, ensuring convenience and security for residents. With its enviable location amidst a wealth of amenities and excellent transport connections, this property presents an exceptional opportunity for comfortable living in a highly sought-after area.

#### Location

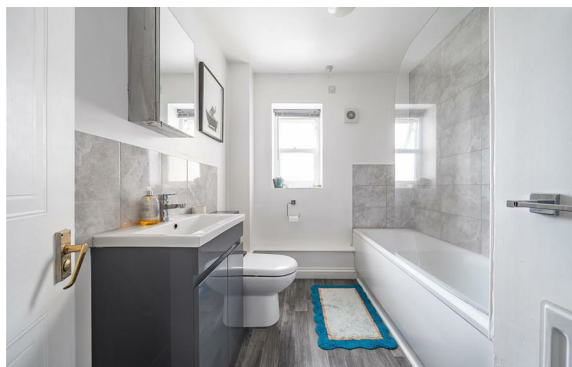
Redland is amongst the most sought after and coveted locations in the city and remains an incredibly popular suburb. There are excellent amenities on the nearby Whiteladies Road which provide a wide range of supermarkets, shops, restaurants and pubs. A choice of primary and secondary schools are nearby. In addition, there is excellent access to the City, as well as to Cribbs Causeway and the motorway network. The property is ideally located for both Bristol University and the Bristol Royal Infirmary.

#### Other Information

Leasehold: circa 968 remaining  
Management Fee: circa £118 PCM  
Ground rent: Peppercorn  
Council Tax Band: C

#### Please Note

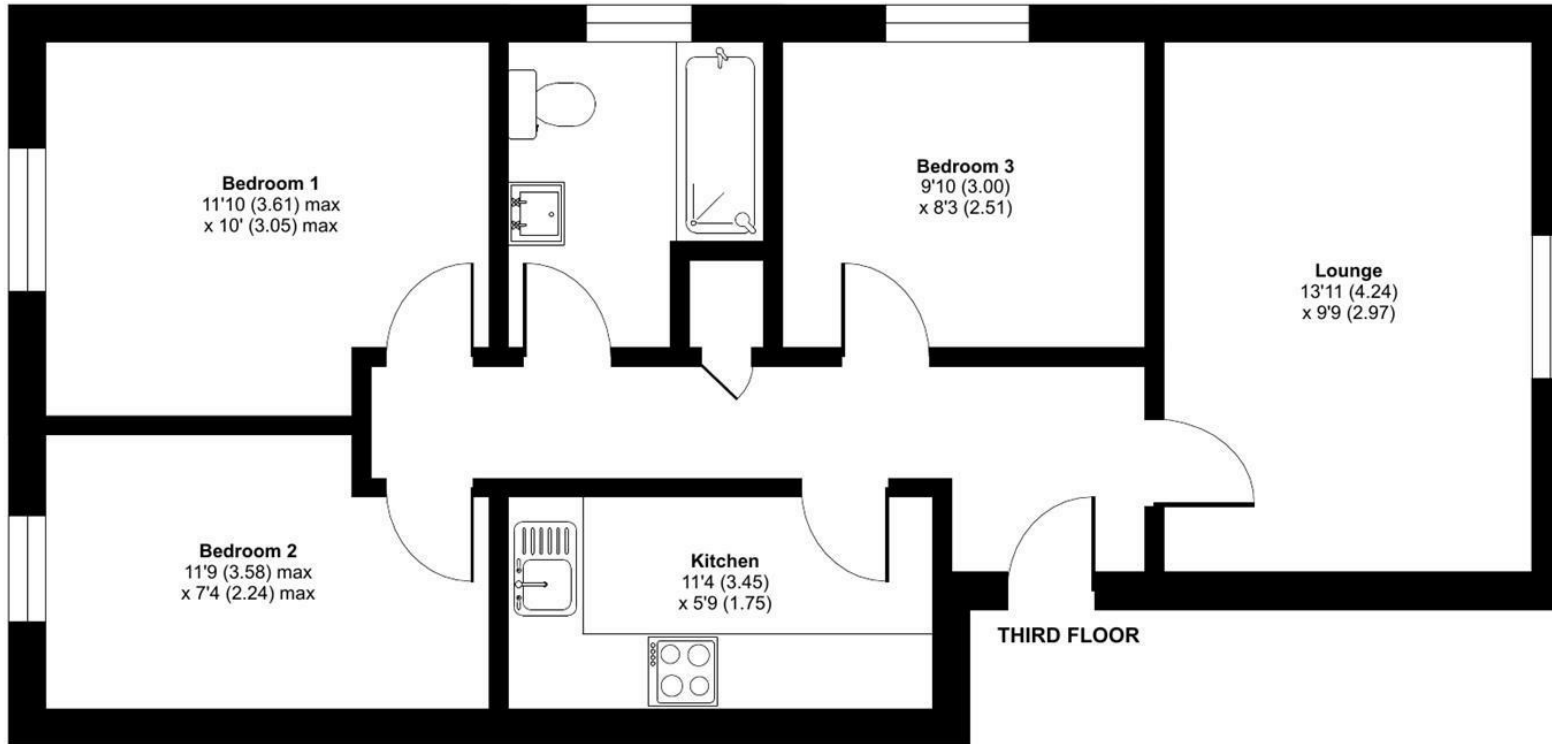
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Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale



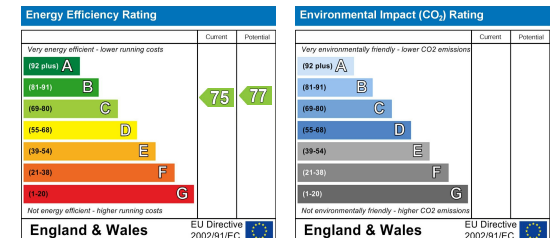
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1118089



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