**Flat 54, Muller House Dirac Road, Bristol, BS7 9DE**

**Offers In Excess Of £325,000**

A striking three-bedroom duplex set within a historic building with the added benefit of private parking

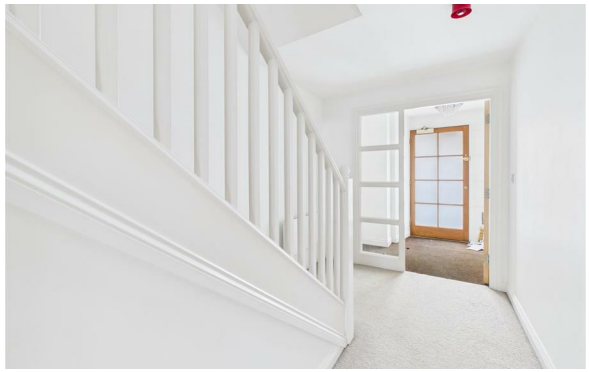
- Grade II listed building
- Maisonette
- Separate kitchen and reception room
- 3 double bedrooms
- Plenty of storage space
- Parking space

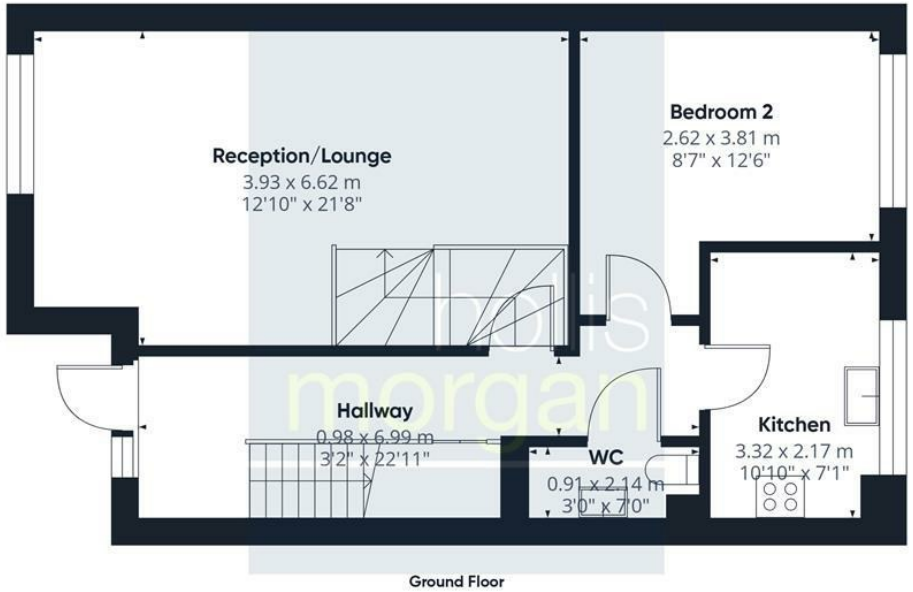
**The Property**
Apartment 54 at Muller House is an exceptionally bright and spacious three-bedroom maisonette set within Muller House, a Grade II listed building. This historic property was the third of five large barrack-style orphanage buildings built between 1847 and 1870 by the Prussian-born pastor and philanthropist George Muller, who also used this particular building as his headquarters and home. Notably, the orphanage was funded entirely through voluntary contributions.
The accommodation is generously proportioned and thoughtfully arranged over two floors. On the ground floor, there is a large reception room, a well-appointed kitchen, a bedroom and a separate WC. The upper floor comprises two further bedrooms and the main bathroom.
A spacious hallway leads into a well-sized kitchen fitted with light white and green wall and base units, complemented by mock marble worktops and contemporary metro-style tiled splashbacks. The kitchen is equipped with a dishwasher, electric oven and hob and extractor fan, while herringbone-style vinyl flooring adds both style and practicality.
Adjacent to the kitchen is a convenient WC and a versatile third bedroom, ideal for use as a guest room or home office. Completing the ground floor is the impressive reception room, a bright and airy space enhanced by a large window that floods the room with natural light.
Upstairs, the property continues to impress with two generously sized double bedrooms, both benefiting from fitted wardrobes. The main bathroom is fitted with a classic three-piece white suite, including a WC, basin and bath with shower over.
The property also benefits from a dedicated parking space, adding further convenience to this unique and characterful home.

**Location**
Ashley Down is, understandably, one of the city's most sought-after locations, offering a perfect balance of suburban convenience and access to open green spaces such as St Andrews Park and Muller Road Recreation Ground. The nearby areas of Gloucester Road, Bishopston, and Horfield provide an excellent range of amenities, including supermarkets, independent shops, restaurants, and pubs.
The area is also well served by a selection of highly regarded schools, including Ashley Down Primary School, which was rated Outstanding by Ofsted.
In addition, Ashley Down benefits from excellent transport links, making it easy to travel both into the city centre and further afield.

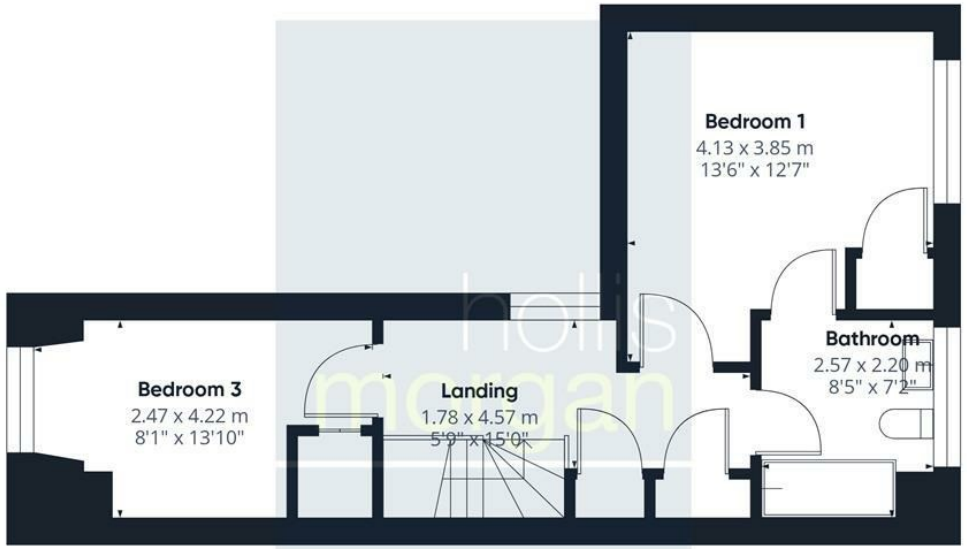
**Other Information**
Leasehold: 125 years from 1 January 2007
Management Fee: £200 per calendar month.
Ground Rent - £500 per annum,
Council Tax Band: D

**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.






Ground Floor




Floor 1

**Approximate total area**(1)

96.6 m²

1037 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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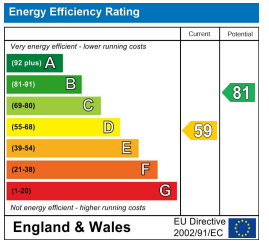


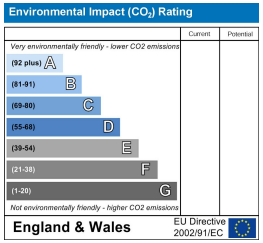


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