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

£300,000

An exceptional apartment 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

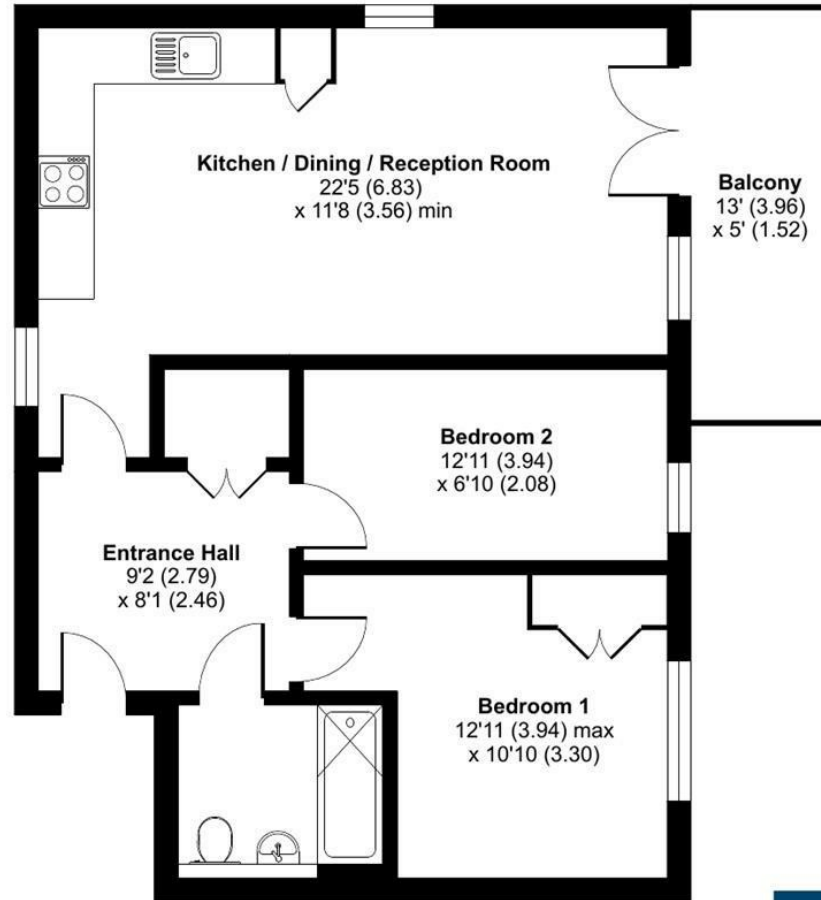
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# Colliery Close, BS3

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



FIRST FLOOR



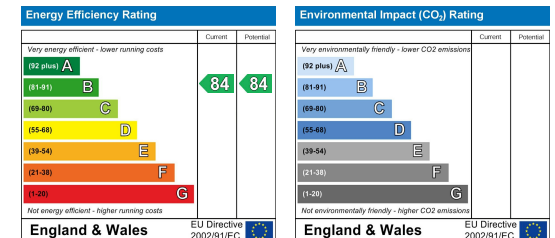
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1110636



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