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.

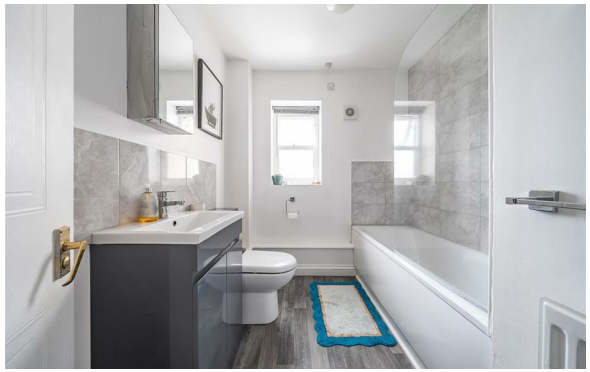
- 3 double bedrooms
- Allocated parking space
- Paved communal garden
- Purposed built
- Chain free
- Immaculate condition throughout
- Close proximity to Whiteladies Road
- Sought after location

**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**
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.



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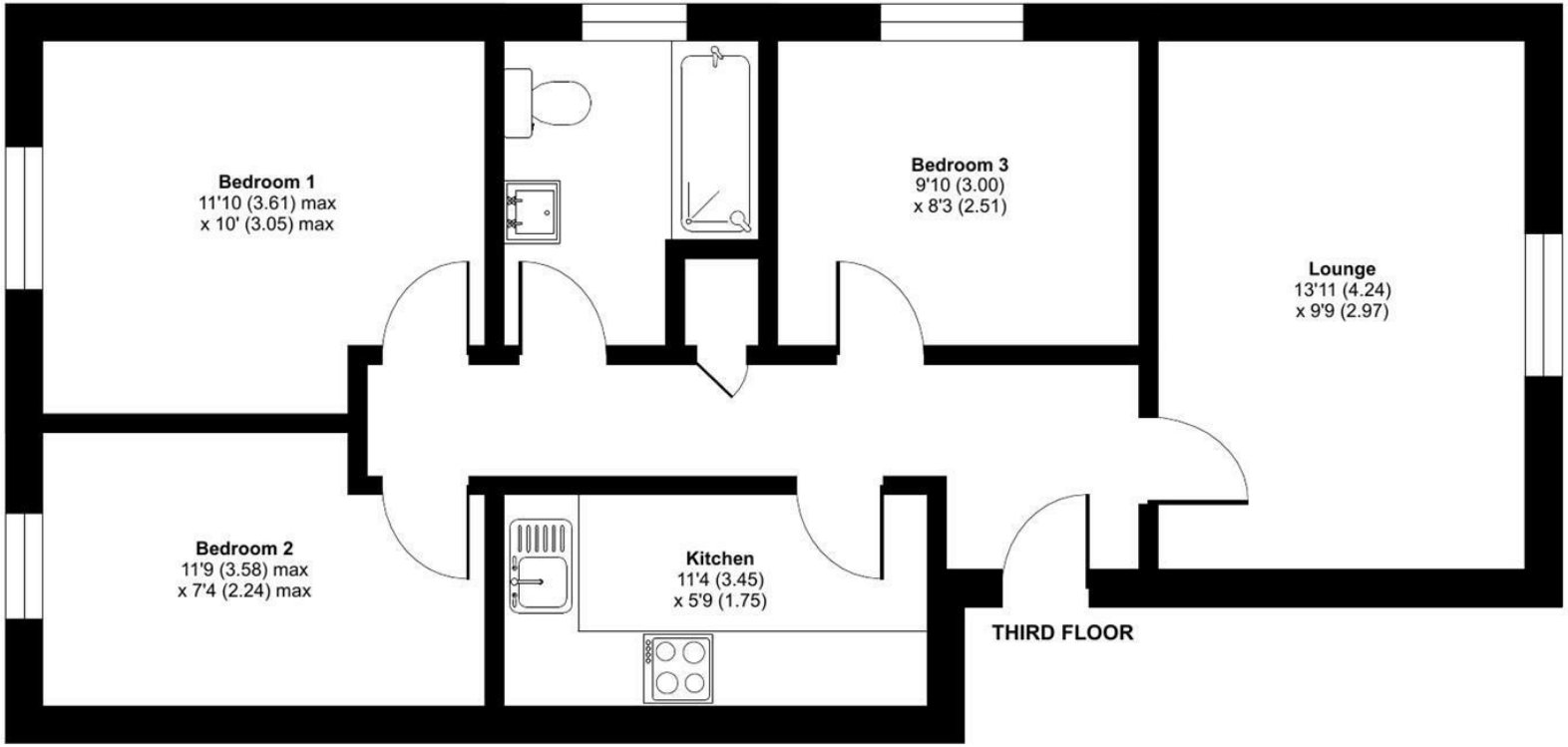
Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale




RICS 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: 1118089

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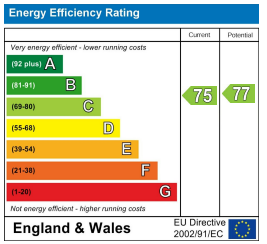


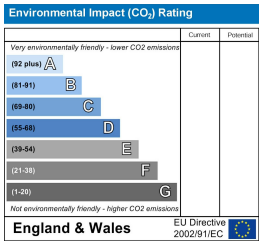



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