



£1,600 PCM Ashley Down Road | Ashley Down | Bristol | BS7 9JN

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

Kendall Harper

# Ashley Down Road | Ashley Down | Bristol | BS7 9JN

Nestled on the desirable Ashley Down Road in Bristol, this superb first-floor flat offers a perfect blend of comfort and convenience. Just a stone's throw away from the vibrant amenities of Gloucester Road and the tranquil St Andrews Park, this property is ideally situated for those who appreciate both urban living and green spaces.

The flat is in excellent condition throughout, providing a welcoming atmosphere. Upon entering, you will find a light and spacious living room that serves as the heart of the home. This inviting space seamlessly connects to a fully equipped kitchen, making it perfect for both relaxation and entertaining. The accommodation includes a generously sized double bedroom, complemented by a modern bathroom that meets contemporary standards.

A unique feature of this property is the converted loft room, accessible via stairs from the living room. This versatile space serves as a second double bedroom, ideal for guests or as a home office. The flat is further enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Additionally, the property boasts the convenience of an allocated off-street parking space, a rare find in such a sought-after location. This flat is perfectly suited for a single occupant or a professional couple seeking a stylish and practical living space. We highly recommend scheduling a viewing to fully appreciate all that this delightful property has to offer.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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