



45 ASHLEY HILL,
MONTPELIER, BS6 5JA

GOODMAN
& LILLEY



THIS CHARMING AND WELL-PRESENTED ONE-BEDROOM GARDEN FLAT IS FULL OF CHARACTER SET IN AN ATTRACTIVE PERIOD BUILDING AND IDEALLY LOCATED IN ONE OF BRISTOL'S MOST VIBRANT AREAS, MAKING IT AN EXCELLENT CHOICE FOR FIRST-TIME BUYERS OR INVESTORS.

Location

This sought-after Bristol neighbourhood is known for its strong sense of community, diverse architecture, and easy access to the city centre. Transport links are excellent, with Montpelier train station just a two-minute walk away, along with regular bus services along the A38 and convenient cycling routes. Green spaces such as St Andrews Park and Narroways Nature Reserve in St Werburghs are also within easy walking distance.

Accommodation

Please see the floorplan for room measurements and the property layout.

Entrance

Gated access from Fairfield Road with pathway to a second gate into the apartments garden and front door.

Open Plan Living Area

A generous living area incorporating living, dining and kitchen spaces, with two feature sash window's to the front aspect and newly fitted flooring. The kitchen is fitted with modern base units, work surfacing over, sink unit, tiled surrounds and integrated cooking appliances. The room opens into an inner hallway with storage cupboard and doors to the bedroom and bathroom.

Bedroom

A well proportioned double bedroom with sash window to the rear and fitted flooring.

Bathroom

Fitted with a modern white suite that offers a bath with shower

fitted over and screen, wash basin and low level wc. Electrically heated towel rail / radiator and extractor fan.

Garden

The apartment has a private garden which is mainly laid to lawn with two patio seating areas, is fully enclosed by fencing, and has steps that lead to the front door of the apartment.

Parking

There is a communal parking area.

Useful Information

Share of freehold

Monthly service charge of £85, contributing to a sinking fund

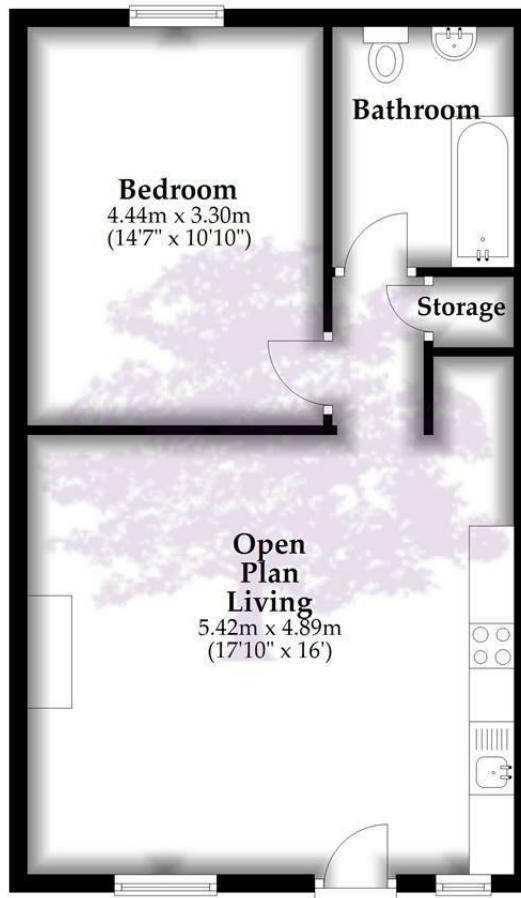
- One-bedroom garden apartment
- Located in a lively and well-connected neighbourhood
- Open-plan living arrangement
- Private outdoor space
- Excellent transport links with direct access to the city centre
- Off-street parking available



ASKING PRICE £270,000



Floor Plan



Total area: approx. 51.1 sq. metres (550.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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