



## Ashton Road, Bristol

- One Bedroom
- Beautifully Presented
- complete chain!
- superb location
- gas central heating
- Private Terrace
- Low running costs
- Three piece bathroom
- ideal for first time buyers
- uPVC double glazed throughout

**Offers In The Region Of £242,500**

**Tenure: Leasehold**



# Ashton Road, Bristol

## DESCRIPTION

Hunters are pleased to offer to the market this superbly presented one bedroom first floor apartment in the popular Ashton, adjacent to Greville Smyth Park.

Accessed by its own entrance you walk in to the lovely open plan kitchen/ living space which affords access to the private terrace. The double bedroom sits to the front overlooking Greville Smyth Park, there is also space for a study space. Sitting to the rear is the well presented three piece bathroom boasting a full size bath and decorative tiling.

This superb apartment sits in a very popular spot and with low running costs coupled with a tasteful interior its sure to prove perfect for any first time buyer or investor.

### TENURE

Leasehold

900 years remaining

Ground rent - £0

Maintenance Charge - £0

### COUNCIL TAX BAND

A

EPC BAND - C - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9328-8041-6246-5870-4250>

kitchen/ living space

15'1" x 14'6"

bedroom

15'1" x 11'3"

bathroom

10'0" x 6'9"

terrace

10'0" x 6'9"





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>

