

for sale

£250,000



## Addison House Ashton Rise Bristol BS3 2DX

This Immaculately presented SPACIOUS TOP-FLOOR APARTMENT which is being offered to the market for the first time from new build. Featuring a STYLISH DESIGNER KITCHEN, a DOUBLE BEDROOM as well as a MODERN open plan living arrangement. property also benefits from having 1 allocated parking space!

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## Entrance Hallway

You are welcomed into this modern, ground-floor flat via a door to the front. The hallway comprises a built-in cupboard for extra storage space, a wall-mounted radiator, a pendant light, is laid with high-quality laminate flooring and provides access to the living area, the bedroom and the bathroom.

## Open Plan Living

21' 8" x 13' 5" ( 6.60m x 4.09m )

A well-presented living space which benefits from being open-plan - A truly sociable space to relax in! Fitted with downlighters, white sockets, and laid with laminate flooring throughout for easy maintenance Juliet balcony.

## Lounge / Dining Area:

A neutrally-decorated space which features a PVC-U profile double-glazed window to the front, allowing for plenty of natural daylight to enter the room, a television point and a wall-mounted radiator. There is also ample space for a dining table and chairs.

## Kitchen Area

A designer, fitted kitchen which features both wall and base units for optimal storage space, clean work surfaces with a 1.5-bowl stainless steel sink/drainage and brushed nickel tap, a glass splashback, a built-in double height fridge/freezer, an integrated washer/dryer machine, an integrated re-circulating cooker hood and an electric oven with 4 ring hob.

## Master Bedroom



11' 2" x 11' 2" ( 3.40m x 3.40m )

A well-proportioned double bedroom which features a PVC-U profile double-glazed window to the front, built-in wardrobes for ample storage space, a wall-mounted radiator, a pendant light, a horizontal oak pre-finished internal door and is fitted with high-quality carpet for warmth

## Bathroom

6' 7" x 6' 11" ( 2.01m x 2.11m )

A stylish bathroom which benefits from white sanitaryware with tiled splashbacks to wet areas, mono mixer taps to the wash hand basin, a fitted mirror, a tiled vanity unit with shelf for toiletries, a chrome heated towel rail, as well as a bath with an overhead shower and accompanying shower screen.

## 1 Allocated Parking Space

## Heating

The heating and hot water within the entire Ashton Rise Development is provided by a ground source heat pump. This innovative and proven technology absorbs and upgrades solar energy stored in the ground, producing three times more energy than it consumes.

Advantages include lower CO2 emissions, minimal maintenance and potentially, lower fuel bills, subject to individual consumption.





To view this property please contact Connells on

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243 North Street Southville  
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Property Ref: BMR311704 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1322.29

Ground Rent: 100.00

**view this property online [connells.co.uk/Property/BMR311704](https://connells.co.uk/Property/BMR311704)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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