



Addison House Ashton Rise Bristol BS3 2DX

for sale offers over
£240,000



Property Description

Located in the modern Addison House development, this ground floor one-bedroom apartment offers efficient, low-maintenance living in a well-connected part of South Bristol.

The flat features a bright open-plan living space with full-height windows and a fitted kitchen complete with integrated appliances: oven, hob, fridge freezer, dishwasher, washing machine, and tumble dryer. The double bedroom is well-proportioned, and the bathroom includes a shower-over-bath with contemporary fittings.

Additional benefits include:

- Private entrance
- Allocated off-street parking
- Secure bike storage
- Ground source heat pump system
- Landscaped communal gardens

Ashton Rise is within walking distance of North Street's shops and cafés, Ashton Court Estate, and several parks. Metrobus links, e-scooter parking, and easy access to Temple Meads and Bristol Airport make commuting straightforward.

Offered with a long lease, and modest service charges.

Kitchen/Lounge

11' 3" max x 26' 2" max (3.43m max x 7.98m max)

Fully fitted kitchen area with built-in modern appliances. Built-in electric oven with electric hob and stainless steel extractor fan over. Matching base and head units with integrated fridge/freezer. Wood finish vinyl flooring with breakfast bar/kitchen island central. Plumbing for dishwasher, and plenty of power sockets for counter-top appliances. Granite style cast acrylic sink and drainer with mixer tap with removable nozzle.

Bedroom One

9' 11" x 14' 4" (3.02m x 4.37m)

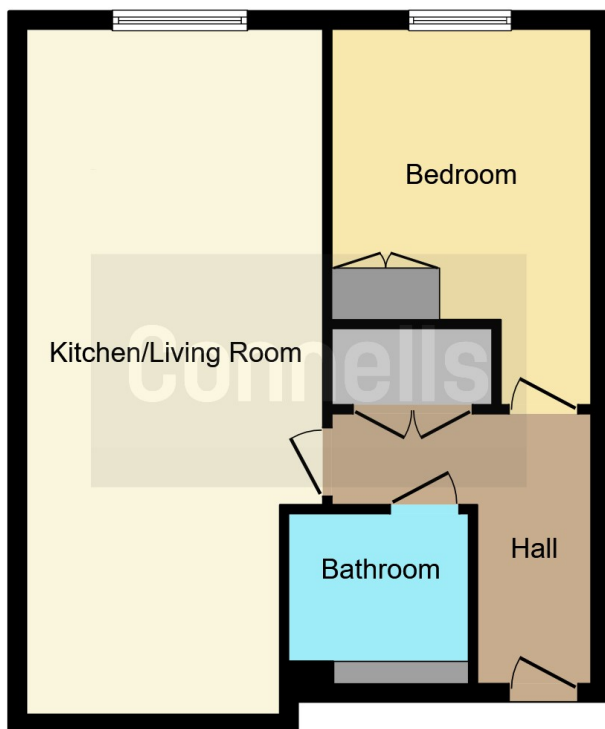
Spacious double bedroom with grey carpet and large window fitted with horizontal blinds. Wall-mounted reading lights and floating shelves installed on the feature wall. Pendant ceiling light. Radiator positioned below the window. Ample space for freestanding or fitted storage.

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Modern three-piece suite with white bath and glass shower screen, wall-mounted flush toilet, and vanity unit with inset basin. Beige tiled shower wall and patterned feature wall with black towel radiator. Round mirror mounted above the sink. Window provides natural light and ventilation. Radiator positioned below the window.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: B Council Tax
 Band: A

Service Charge:
 1050.00

Ground Rent:
 100.00

Tenure: Leasehold

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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.



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