



Connells

Collitors House Colliery Close
Bristol



Property Description

This modern two-bedroom ground-floor apartment is located in Colliters House, offering stylish and energy-efficient living. The property benefits from an allocated parking space and is ideally positioned with excellent transport links on the doorstep—just a ten-minute walk to North Street and Ashton Court Estate.

Ashton Vale is a well-connected area, close to local supermarkets, shops, and Ashton Gate Stadium. The popular North Street and Wapping Wharf are within walking distance, offering a vibrant selection of independent shops, cafes, and restaurants. The property is also surrounded by highly rated schools (all rated 'Good' or above by Ofsted). For commuters, the M2 Metro Bus service provides Bristol's fastest, most direct, and most frequent transport link to the city centre, with a dedicated stop for Ashton Rise residents.

Heating

The heating and hot water within the entire Ashton Vale 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.

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 bedrooms and the bathroom.

Open Plan Living

22' 6" max x 11' 9" max (6.86m max x 3.58m max)

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.

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/drainer and brushed nickel tap, a glass splashback, a built-in double height fridge/freezer, an integrated dishwasher and washer/dryer machine, an integrated re-circulating cooker hood and an electric oven with 4 ring hob.

Bedroom One

10' 2" x 10' 11" (3.10m x 3.33m)
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.

Bedroom Two

13' 2" x 7' (4.01m x 2.13m)
a good a size double bedroom with a wall-mounted radiator, a pendant light, a horizontal oak pre-finished internal door and is fitted with high-quality



carpet for warmth.

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

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.

One Allocated Parking Space





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

To view this property please contact Connells on

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

[view this property online \[connells.co.uk/Property/BMR311878\]\(http://viewthispropertyonline.connells.co.uk/Property/BMR311878\)](http://viewthispropertyonline.connells.co.uk/Property/BMR311878)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk



Property Ref: BMR311878 - 0005