



£240,000

Muller House Ashley Down Road, Ashley  
Down, Bristol, BS7 9DA

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

## Muller House Ashley Down Road, Ashley Down, Bristol, BS7 9DA

A light and airy one-bedroom flat with well-proportioned rooms and far-reaching views. Set within the Muller House development which was originally built in 1849 and then converted into apartments in 2007. Much of the impressive period character has been retained with the exterior stonework, original panel-glazed windows and high ceilings.

As you enter the property you find a welcoming hallway with built-in storage cupboards. To the left of the front door is the family bathroom fitted with a modern white suite.

Next to this is the separate kitchen featuring a range of wooden wall and base units, contrasting white countertops and a range of built-in appliances.

To the rear of the property, you have a large living/dining area with two large windows which fill the space with natural light. This space further benefits from fitted carpets and high ceilings.

Completing the accommodation is a good-sized main bedroom, with high ceilings, a large sash window allowing for lots of natural light, and large built-in wardrobes.

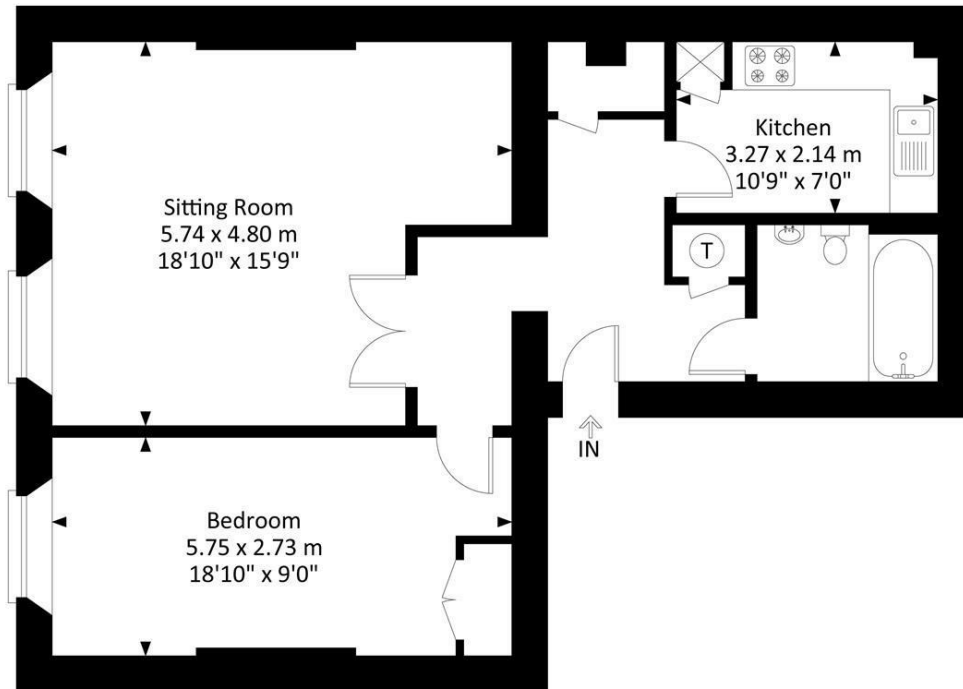
The flat is situated close to Gloucester Road and the new Ashley Down train station scheduled to open on the 28th of September.





**Flat 11, Muller House, Ashley Down Road, Bristol, BS7 9DA**

Approximate Gross Internal Area = 66.81 sq m / 719.13 sq ft



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 