

elephant 



£350,000

First & Second Floor Flat 53 Ashley Hill, Montpelier, Bristol, BS7 9BE

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First & Second Floor Flat 53 Ashley Hill Montpelier, Bristol, BS7 9BE

Offered for sale with no onward chain, is this spacious Victorian two double bedroom apartment occupying over 1000 sqft of accommodation. The property has been extensively renovated to create fantastically proportioned apartment, finished to a high standard and occupying the whole of the top floor.

Accommodation comprises; a kitchen/diner with double glazed sash bay window benefitting far reaching views over allotments and to the east of Bristol. The kitchen is fitted with a range of sleek wall and base units with quartz worktop surfaces. There is an integrated fridge/freezer, electric hob and oven, whilst there is plumbing for a washing machine and dishwasher. Adjacent, the living room, benefitting the same aspect as the kitchen/diner.

To the rear, the principal bedroom with double glazed window to the rear, with ample space for furnishing. Adjacent is the second double bedroom which benefits a built in wardrobe. Sitting centrally on the landing is a modern shower room, comprising of a shower cubicle, wash hand vanity basin, heated towel rail and



W/C. Stairs lead to a converted loft room, providing flexibility for its use. Recently the current owners have been occupying the space as another double bedroom. The loft room benefits a side dormer double glazed window.

Externally the property is situated in a converted Victorian semi-detached home, the apartment occupies the entire top floor. A path leads to the side of the property to provide access, where two apartments share a communal hall. FFF Ashley Hill is a wonderful example of this style of property and having been lovingly modernised and by its current owner. Tucked away in an elevated position within Montpelier with it's great sense of community. The property is conveniently located for access to major transport links including Montpelier train station and the M32, M4 & M5. The shops, restaurants, cafes and pubs on Picton Street and Gloucester Road.



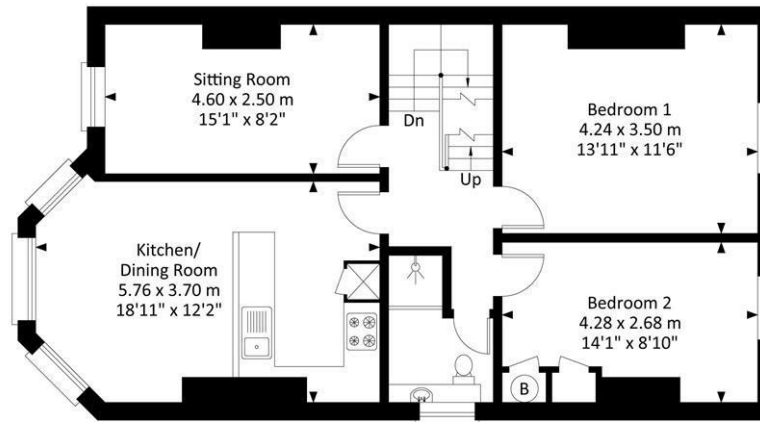


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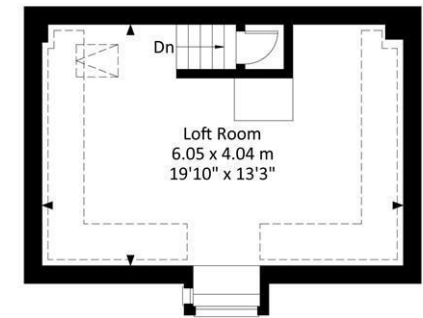
Approximate Gross Internal Area = 99.26 sq m / 1068.42 sq ft



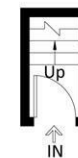
= Reduced Head Height



First Floor



Second Floor



Ground Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

71

55

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