

The logo for 'elephant' is displayed in white lowercase letters. To the right of the text is a blue icon consisting of a curved line that starts high, dips down, and then rises again, resembling a stylized elephant's trunk or a wave.

£350,000

Flat 26, Loft House College Road, Bishopston,
BS7 9FG

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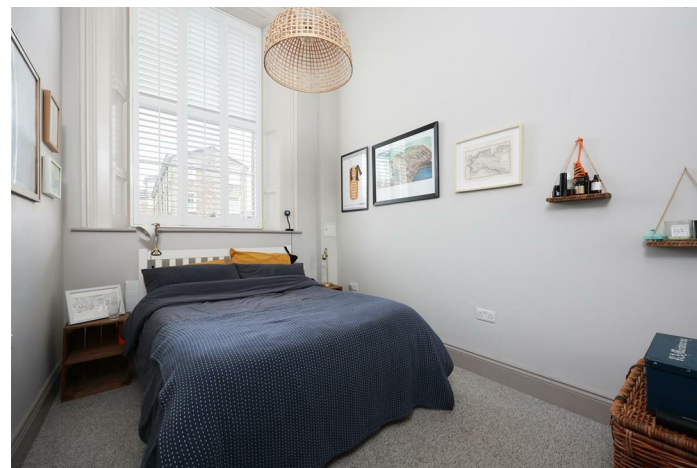
An immaculately presented two-bedroom flat set within the Loft House development in Ashley Down. Number 26 has two double bedrooms, a family bathroom a large, open-plan kitchen/living space, and access to communal gardens. The kitchen is fitted with a range of sleek handle-less units with integrated appliances and the worktop is made of high-quality heat-proof Quartz. Large sash windows flood the room with light and are fitted with bespoke French-style solid shutters. In the sitting area the ceiling is double height within the spacious living space.

Leading on, the hallway connects both bedrooms and the family bathroom. The master bedroom features high ceilings, fitted carpets and a single large sash fitted with bespoke louvre shutters, the second bedroom also benefits from high ceilings, fitted carpets and a large sash window making both bedrooms feel light and bright. The family bathroom is stylishly finished with a contemporary white suite, featuring a shower cubicle, heated towel rail, w/c and wash basin.

Externally you also have the use of a communal garden.

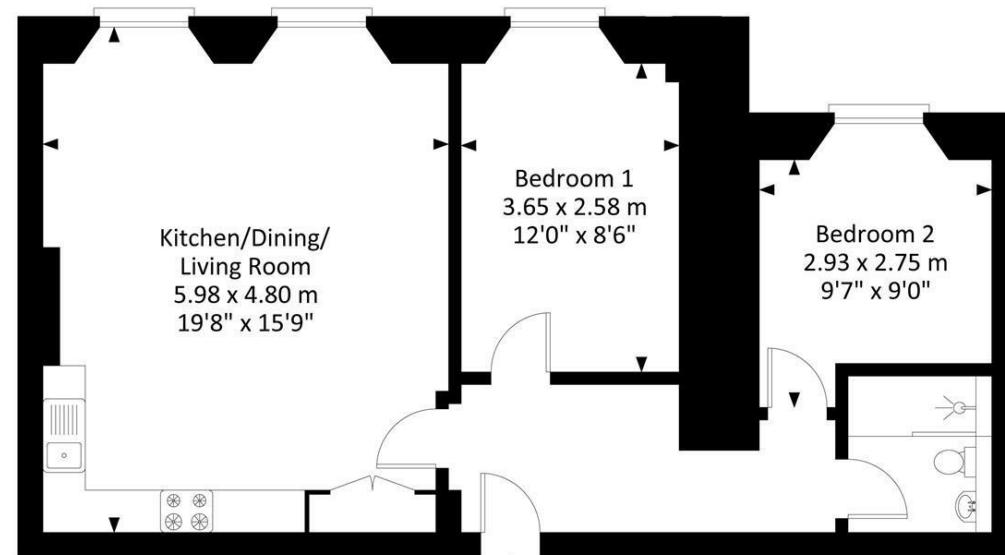
This is an exceptional example of a two-bed flat in this development which has been impeccably maintained by the current owner. The property also benefits from an allocated parking space and lift access. This flat could be a perfect fit for a wide range of people, from first-time buyers, downsizers looking for an easy-to-maintain property that is ready to move into with no work needed, or a young family looking to take advantage of the wide range of schools nearby. The loft house development is also in a great location close to many fantastic independent restaurants and shops and all of the benefits of Gloucester Road on your doorstep and the newly opened Ashley Down train station providing easy travel links to London and the rest of the UK. The Loft House is a great community, with weekly socials for those who are interested.





**Flat 26, Loft House, College Road,
Bishopston, Bristol, BS7 9FG**

Approximate Gross Internal Area = 57.16 sq m / 615.26 sq ft



Ground 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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	