



£395,000

16 Ash Road, Horfield, Bristol, BS7 8RN

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16 Ash Road Horfield, Bristol, BS7 8RN

Offered for sale with no onward chain, is this spacious Victorian two double bedroom maisonette benefits a southerly facing terrace. 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 light and bright open plan living/dining/kitchen to the front, benefitting dual aspect windows. The room has double glazed bay window providing a pleasant view onto neighbouring homes on Ash Road. The kitchen is fitted with a range of sleek wall and base units with contrasting worktops over, benefitting built in appliances. Adjacent is a double bedroom, benefitting ample space for furnishing, built in shelving with spotlights and double glazed window to the rear.

The hallway unwinds to the rear with a skylight window and a door that leads out to the sunny terrace. There is a smart three piece bathroom, benefitting a bath with shower over, wash hand basin and W/C. To the rear, is utility space providing ample space for a washing machine and tumble dryer.

Stairs leads to the first floor to the principal bedroom with ensuite. The bedroom occupies the depth of the house benefitting from skylight windows to the front and a juliet balcony providing rooftop views towards the city. The bedroom further benefits a shower ensuite.

Externally, to the front, the property bears a Victorian facade and occupies the whole entire of the top floor. To the rear, there is a decked terrace with a sunny aspect, perfect for al-fresco dining.

16 Ash Road is a fantastic top floor maisonette, recently renovated and spacious throughout. The property is in easy reach of all the amenities of Gloucester Road while being close to Horfield common with its tennis courts, play area and the Ardagh cafe. The property falls inside Bishop Road APR.

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.

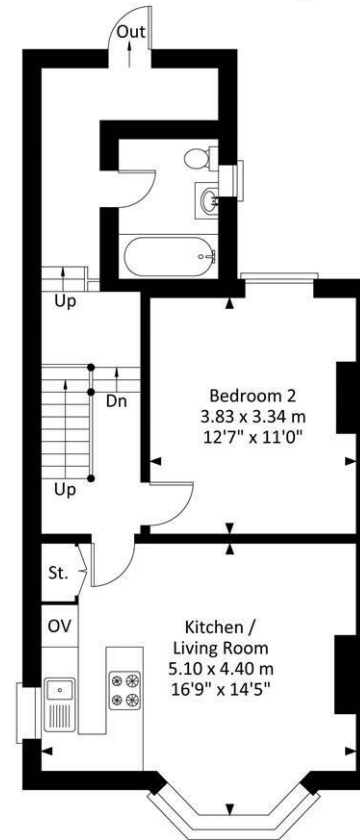
Externally the property is situated in a converted Victorian semi-detached home, the apartment occupies the entire top floor. A path leads to the side of the property to provide access, where two apartments share a communal hall. FFF Ashley Hill is a wonderful example of this style of property and having been lovingly modernised and by its current owner. Tucked away in an elevated position within Montpelier with its 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.



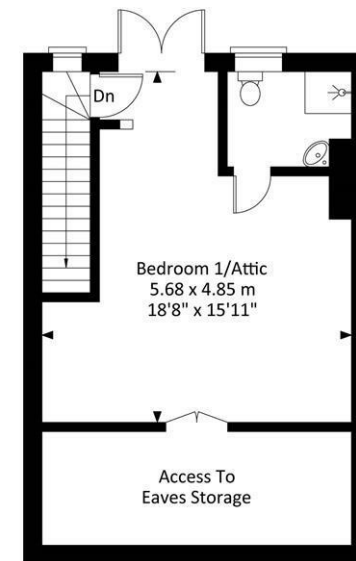


Flat 16 Ash Road, Bishopston, Bristol, BS7 8RN

Approximate Gross Internal Area = 79.53 sq m / 856.05 sq ft
(Excluding Eaves Storage)

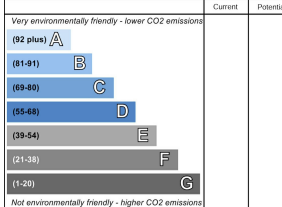


Ground Floor



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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