



MAGGS  
& ALLEN

52B ASHLEY ROAD  
MONTPELIER, BRISTOL, BS6 5NT  
Asking Price £114,750



\*Shared Ownership, with a 45% share of the property ownership on offer\* A well-maintained and superbly presented one-bedroom flat, occupying part of a handsome Georgian building, and positioned in a vibrant and popular area of Bristol. Offered with no onward chain.

## Vendor's Comments

"I really enjoyed living in this flat, it was my first property giving me my personal space and freedom, and due to the sale amount and monthly rent/service charge, it was totally affordable meaning that I still had my disposable income to enjoy living in the city centre.

The location is ideal for walking across the city/commuting to work with Stokes Croft/Cheltenham road bars on the doorstep. It is a ready to be lived in for anyone looking to move straight in rather than needing to do work on the property. I hope the next person/people loves it as much as I did!"

## Tenure

Please note this is Shared Ownership, with a 45% share of the property ownership on offer at a cost of £42.54 per month (subject to successful application with Places for People).

Annual Service Charge - £2,415 and includes: Repairs and maintenance, ground maintenance, communal area utilities, professional fees reserve contributions. Sinking fund has £4,664.27. Budget is reviewed in summer and notification of any additional charge if applicable given around September. The budget runs from 1 April – 31 March.

## Approach

Entered via share front garden, to communal door and further to communal hallway and staircase.

## Lounge/Diner

17'4" x 11'1"

A well-sized reception room with twin sash windows to the front elevation, providing ample space for furniture and distinct area for lounge and dining. With hardwood flooring that also extends through hallway, kitchen and bedrooms and decorated in a contemporary grey with white woodwork.

## Bedroom

12'7" x 9'8"

Double bedroom with distinctive feature wall to rear, hardwood flooring, and uPVC window overlooking gardens to rear.

## Bathroom

10'0" x 8'6"

Modern bathroom featuring three-piece suite comprised of shower-over-bath, basin and WC with contemporary smart green tiling to walls and LVT flooring.

## Hallway

Hallway providing access to all rooms, plus useful storage cupboard.

## Kitchen

9'1" x 7'5"

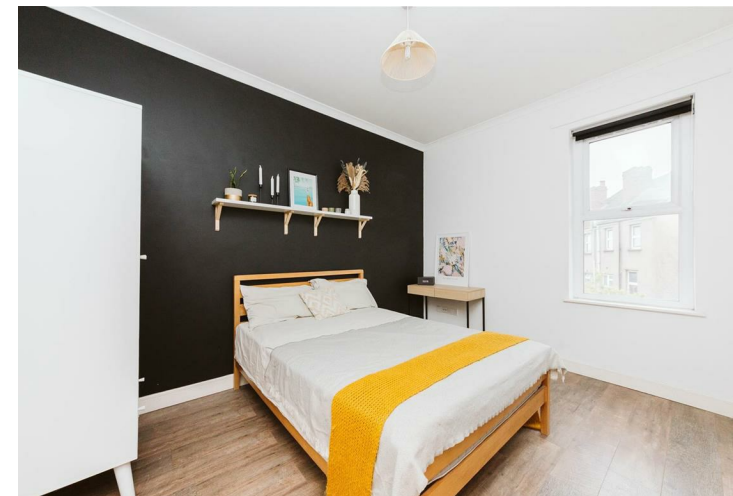
Kitchen fitted with a range of matching base and wall-mounted units, with NEFF built-in gas hob, extractor hood and electric oven with space for further appliances.

## Location

Montpelier stands out with its village-like feel and bright coloured Victorian and Georgian homes and is one of the most sought-after and well-known areas in Bristol and sits adjacent to St Andrews and the beautiful green space of St Andrews Park.

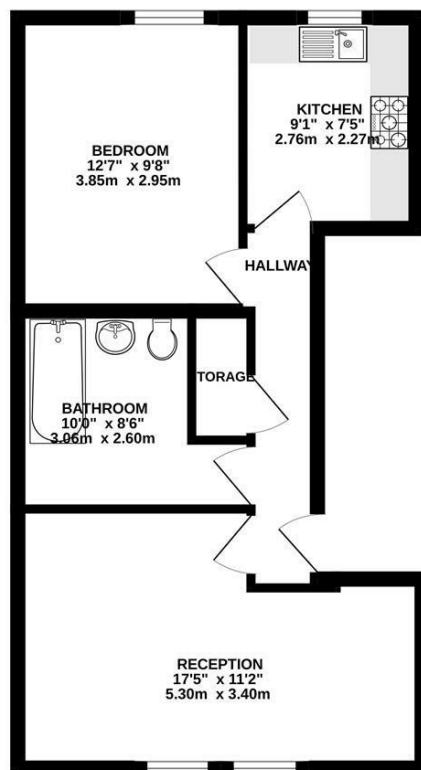
Located under a mile from the city centre, Montpelier has its own railway station, serviced by the Severn Beach Line and providing access to the Temple Meads and Clifton to name but a few.

Picton Street is the go-to for your local independent shops selling local organic and vegan products. Furthermore, there are several superb restaurants and cafes such as The Bristolian and Thali Restaurant which both serve up fantastic grub. If you're after a Sunday roast however, look no further than Bianchis who offer a tremendous, modern Italian take on a classic!



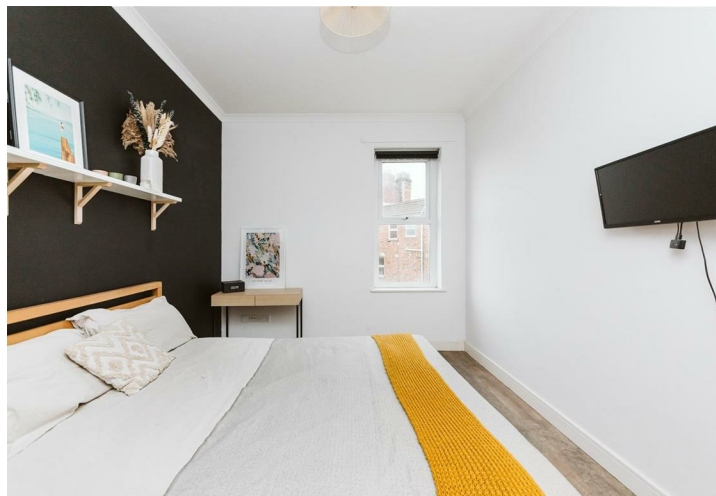
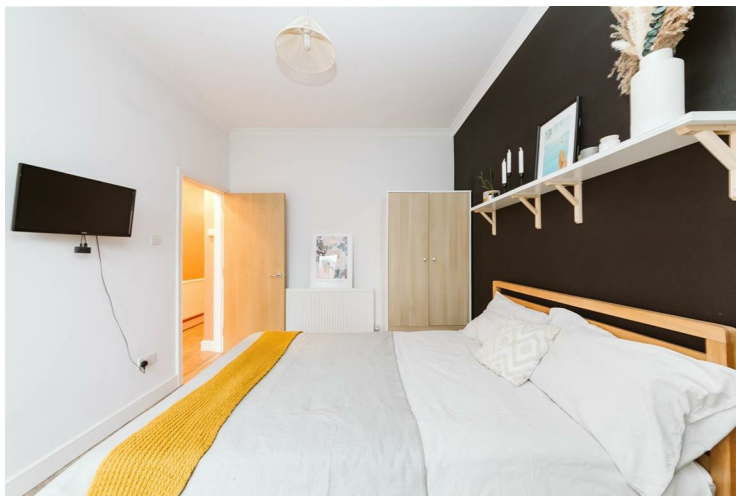
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- One-bedroom flat
- Located in a popular, vibrant area of Bristol on the borders of Montpelier and St. Pauls
- Well-presented and spacious
- Modern bathroom
- Communal gardens
- Handsome Georgian building
- Shared ownership (45% share for sale)
- Gas central heating
- No onward chain

**Guide Price:** £114,750

**Tenure:** Leasehold

**Council Tax Band:** A

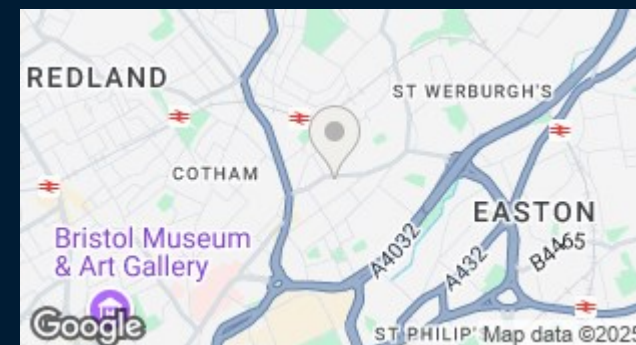
**EPC Rating:** C

**Local Authority:** Bristol City Council

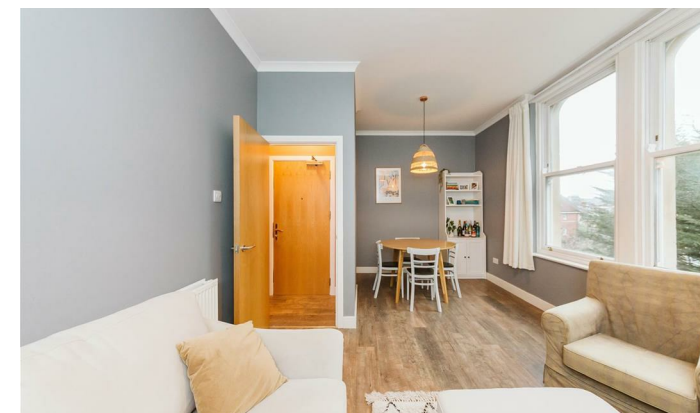
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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