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Flat 54, Muller House Dirac Road, Bristol, BS7 9DE
Offers In Excess Of £325,000

A striking three-bedroom duplex set within a historic building with the added benefit of private parking

- Grade II listed building
- Maisonette
- Separate kitchen and reception room
- 3 double bedrooms
- Plenty of storage space
- Parking space

The Property

Apartment 54 at Muller House is an exceptionally bright and spacious three-bedroom maisonette set within Muller House, a Grade II listed building. This historic property was the third of five large barrack-style orphanage buildings built between 1847 and 1870 by the Prussian-born pastor and philanthropist George Muller, who also used this particular building as his headquarters and home. Notably, the orphanage was funded entirely through voluntary contributions.

The accommodation is generously proportioned and thoughtfully arranged over two floors. On the ground floor, there is a large reception room, a well-appointed kitchen, a bedroom and a separate WC. The upper floor comprises two further bedrooms and the main bathroom.

A spacious hallway leads into a well-sized kitchen fitted with light white and green wall and base units, complemented by mock marble worktops and contemporary metro-style tiled splashbacks. The kitchen is equipped with a dishwasher, electric oven and hob and extractor fan, while herringbone-style vinyl flooring adds both style and practicality.

Adjacent to the kitchen is a convenient WC and a versatile third bedroom, ideal for use as a guest room or home office. Completing the ground floor is the impressive reception room, a bright and airy space enhanced by a large window that floods the room with natural light.

Upstairs, the property continues to impress with two generously sized double bedrooms, both benefiting from fitted wardrobes. The main bathroom is fitted with a classic three-piece white suite, including a WC, basin and bath with shower over.

The property also benefits from a dedicated parking space, adding further convenience to this unique and characterful home.

Location

Ashley Down is, understandably, one of the city's most sought-after locations, offering a perfect balance of suburban convenience and access to open green spaces such as St Andrews Park and Muller Road Recreation Ground. The nearby areas of Gloucester Road, Bishopston, and Horfield provide an excellent range of amenities, including supermarkets, independent shops, restaurants, and pubs.

The area is also well served by a selection of highly regarded schools, including Ashley Down Primary School, which was rated Outstanding by Ofsted.

In addition, Ashley Down benefits from excellent transport links, making it easy to travel both into the city centre and further afield.

Other Information

Leasehold: 125 years from 1 January 2007

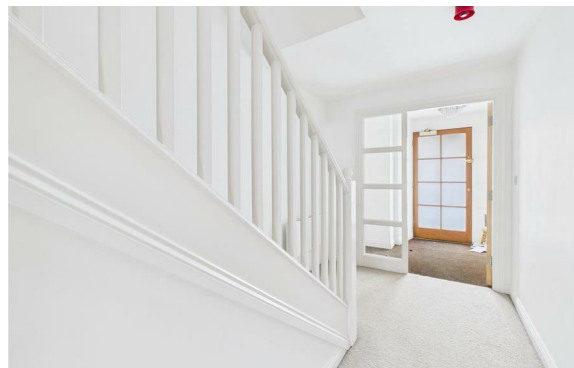
Management Fee: circa £233 per calendar month.

Ground Rent - £500 per annum,

Council Tax Band: D

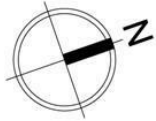
Please Note

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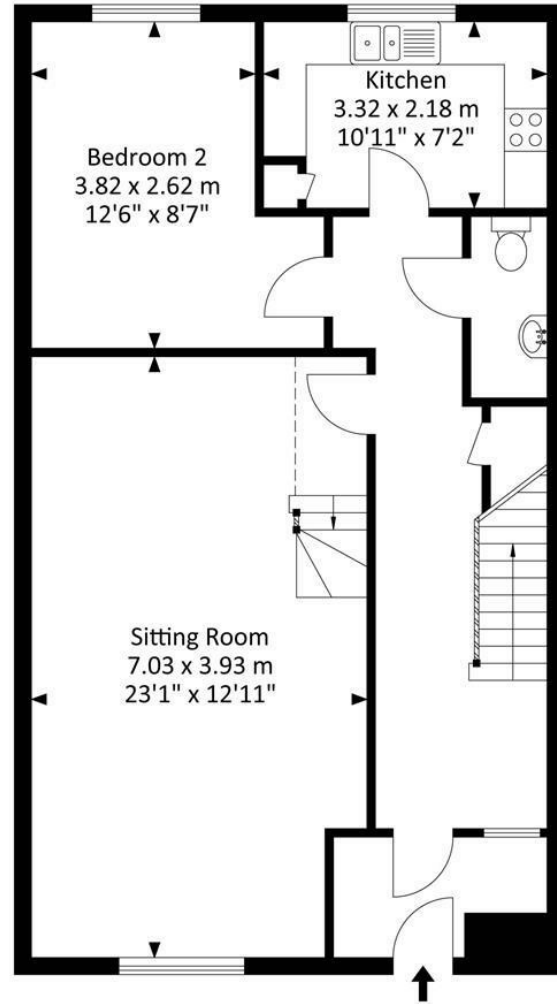


Muller House, Dirac Road, Bristol BS7 9DE

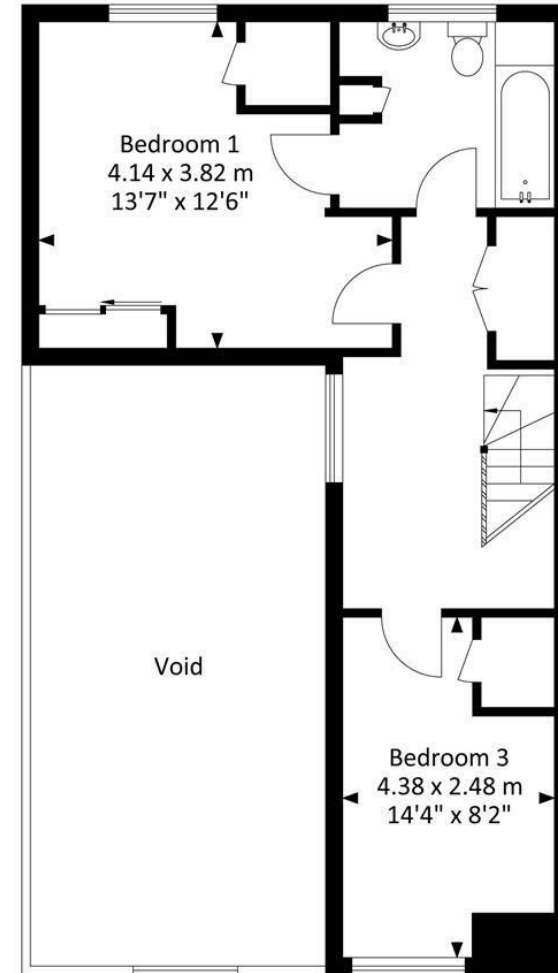
Approx. Gross Internal Area
1161.6 Sq.Ft - 107.9 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Ground Floor



First Floor

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	81		
	59		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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