



£1,100 PCM Ashley Down Road | Ashley Down | Bristol | BS7 9JZ

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

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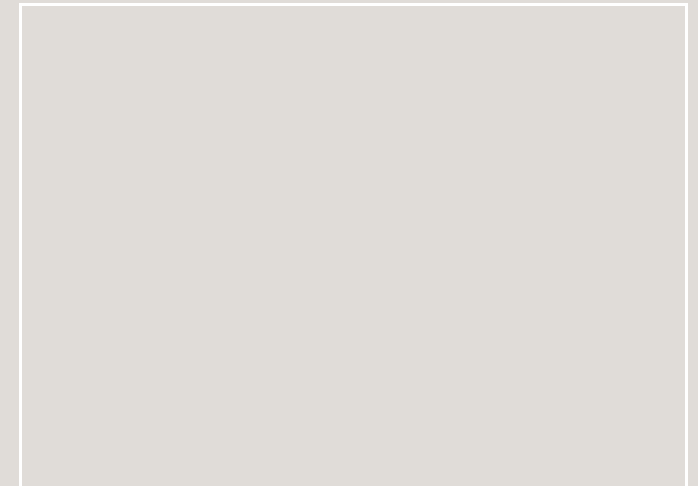
Nestled in the desirable area of Ashley Down, Bristol, this well-presented one-bedroom hall floor flat offers a perfect blend of comfort and convenience. Located on Ashley Down Road, the property is just a stone's throw away from the vibrant amenities of Gloucester Road, making it an ideal choice for those seeking a lively neighbourhood.

Upon entering, you will find a spacious lounge/diner, enhanced by a large bay window that floods the room with natural light, creating a warm and inviting atmosphere. The double bedroom is thoughtfully designed, featuring an ensuite bathroom that adds a touch of luxury and privacy. The fitted kitchen comes equipped with essential appliances, making it easy to prepare meals and entertain guests.

This flat is not only aesthetically pleasing having just been redecorated throughout but also practical, boasting gas central heating and double glazing to ensure comfort throughout the year. Additionally, the property includes an allocated off-street parking space, a rare find in such a central location.

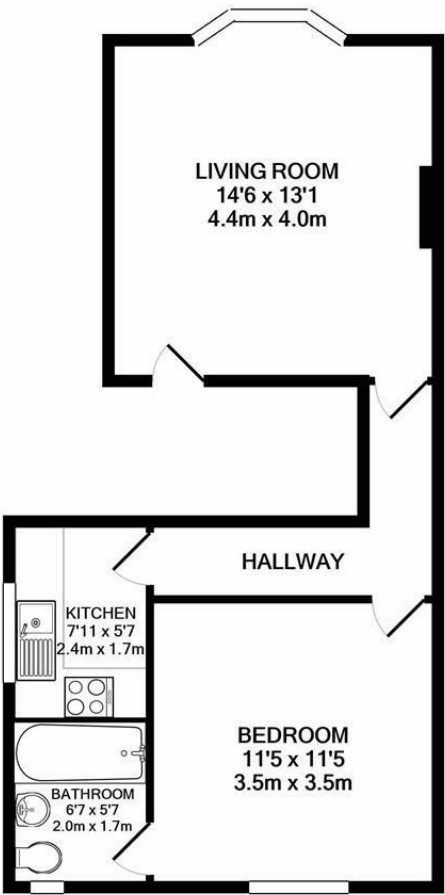
We highly recommend scheduling a viewing to fully appreciate the charm and convenience this property has to offer. Don't miss out on the chance to make this delightful flat your new home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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