



**Connells**

Mellent Avenue  
Bristol



### Property Description

A fantastic opportunity for first-time buyers or investors looking to step onto the property ladder. This stylish ground-floor flat on Mellent Avenue offers well-balanced accommodation with a sociable, open-plan layout that's ideal for modern living.

The heart of the home is a bright and welcoming lounge area that flows seamlessly into a contemporary fitted kitchen, complete with generous storage and worktop space. The double bedroom is light and airy, enhanced by patio doors that open directly onto a private terrace—perfect for enjoying a morning coffee or a quiet evening outdoors. A clean, well-maintained shower room and the added benefit of off-street parking complete the internal offering.

Situated in a residential area of South Bristol, the property enjoys excellent connectivity. Regular bus services run nearby and provide direct links to Bristol city centre, Temple Meads station, and beyond. Parson Street railway station is just over two miles away, offering further access to regional and national rail services. For those who travel further afield, Bristol Airport is within easy reach by car or public transport, making this an ideal base for commuters or frequent flyers.

Local amenities are plentiful. The flat is conveniently positioned for access to Imperial Retail Park, which hosts a range of high-street shops, supermarkets, and eateries. Ashton Gate Stadium is also nearby for sports fans and event-goers, and several large supermarkets are nearby.

**Lounge/Dining Kitchen Area**  
28' 4" x 7' ( 8.64m x 2.13m )

A stylish open-plan living space which is laid with laminate flooring throughout for easy maintenance.

**Lounge/Diner Area:** A double-glazed window to the side, a wall-mounted radiator and a telephone point. This area would also accommodate a dining table and a modest office area.

**Kitchen Area:** Fitted with black high-gloss wall and base units for optimal storage space, clean work surfaces with mosaic-style tiled splashbacks and a stainless-steel sink/drainer with mixer-tap. Further benefits include; an integrated electric oven with an electric hob and cooker hood, plumbing for a washing machine and dishwasher, as well as a space for a freestanding fridge/freezer.

There is a double-glazed door and a double-glazed to the front.

### Double Bedroom

10' x 8' 6" ( 3.05m x 2.59m )  
A contemporary double bedroom which features patio doors which open out onto a terrace, allowing for plenty of light to enter the room, a wall-mounted radiator, a telephone point, a television point and is laid with laminate flooring.

### Shower Room

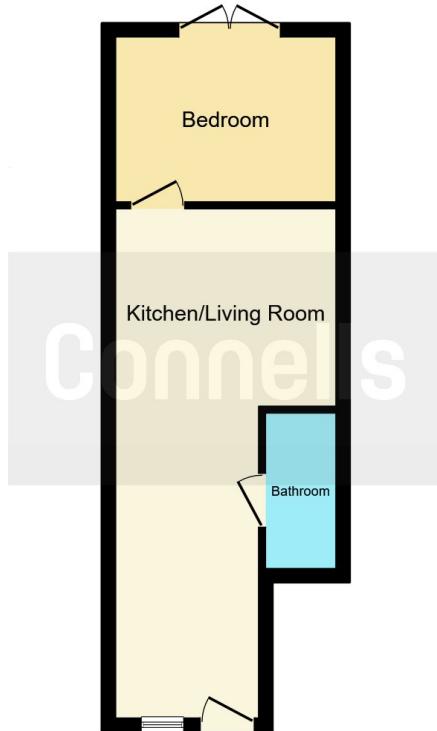
Comprising a shower cubicle, a low-level WC, a wash hand basin, tiled splashbacks, an extractor fan and is laid with vinyl flooring.

### Courtyard Garden

A fully enclosed courtyard-style garden which features a decked area - perfect for garden furniture!

## Parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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243 North Street Southville  
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EPC Rating: C    Council Tax  
Band: A

Service Charge: Ask  
Agent    Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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