



Addison House Ashton Rise Bristol BS3 2DX

for sale offers in excess of
£220,000



Property Description

With energy efficiency in mind, this beautifully-presented ground-floor flat has been finished in neutral tones to complement your own taste! Featuring a stylish, designer kitchen which benefit from a range of energy efficient integrated appliances, including an electric oven and hob, a fridge/freezer, a washer/dryer, in addition to a glass splashback and high quality laminate flooring. The double bedroom is a lovely size and features built-in storage space. The bathroom has modern white sanitaryware, a bath with an overhead shower, a fitted mirror and vanity unit. Furthermore, the property includes a parking space to the front!

Entrance Hall

You are welcomed into this modern, ground-floor flat via a door to the front. The hallway comprises a built-in cupboard for extra storage space, a wall-mounted radiator, a pendant light, is laid with high-quality laminate flooring and provides access to the living area, the bedroom and the bathroom.

Open-Plan Living Space

24' 1" max x 9' 11" max (7.34m max x 3.02m max)

A well-presented living space which benefits from being open-plan - A truly sociable space to relax in! Fitted with downlighters, white sockets, and laid with laminate flooring throughout for easy maintenance.

Lounge / Dining Area: A neutrally-decorated space which features a PVC-U profile double-glazed window to the front with full-length Hillary's Venetian blinds, allowing for plenty of natural daylight to enter the room, a television point and a wall-mounted radiator. There is also ample space for a dining table and chairs.

Kitchen Area: A designer, fitted kitchen which features both wall and base units for optimal storage space, clean work surfaces with a 1.5-bowl stainless steel sink/drainage and brushed nickel tap, a glass splashback, a built-in

double height fridge/freezer, an integrated washer/dryer machine, an integrated re-circulating cooker hood and an electric oven with 4 ring hob.

Bedroom

13' 2" x 12' 2" (4.01m x 3.71m)

A well-proportioned double bedroom which features a PVC-U profile double-glazed window to the front, built-in wardrobes for ample storage space, a wall-mounted radiator, a pendant light, a horizontal oak pre-finished internal door and is fitted with high-quality carpet for warmth!

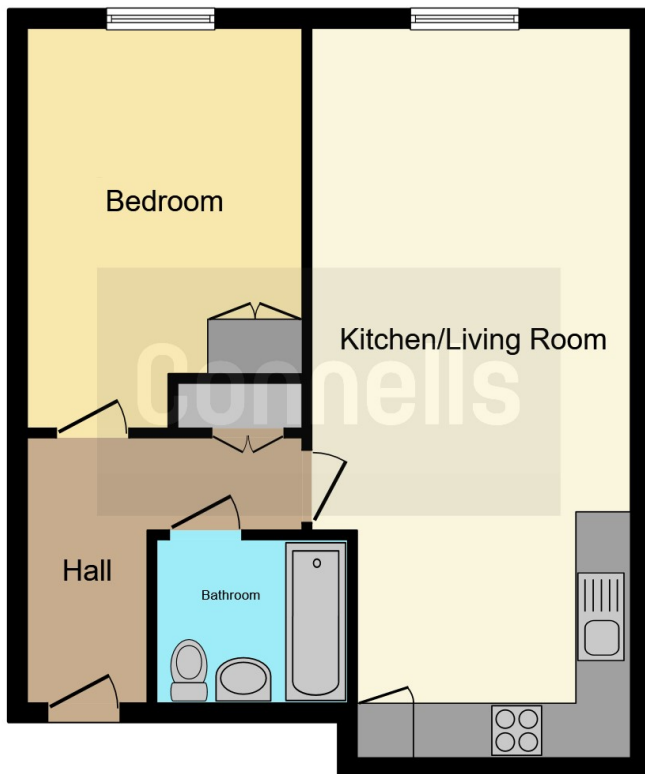
Bathroom

A stylish bathroom which benefits from white sanitaryware with tiled splashbacks to wet areas, mono mixer taps to the wash hand basin, a fitted mirror, a tiled vanity unit with shelf for toiletries and an additional wall-mounted cabinet, a chrome heated towel rail, as well as a bath with an overhead shower and accompanying shower screen.

Parking

One parking space is included with the property and is located to the front.





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

To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: B

Council Tax
Band: A

Service Charge:
1204.24

Ground Rent:
100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR311853

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR311853 - 0006