

HUNTERS  
HERE TO GET you



## 2 Colliery Close, Ashton Vale, Bristol, BS3 2EU

- First Floor
- Open Outlook
- Lift Access
- Low Running Costs
- Ground Source Heat Pump
- No Onward Chain
- Allocated Parking Space
- Superb Condition Throughout
- Great Location

**£295,000**

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HERE TO GET you THERE

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We are pleased to present for sale this stunning two bedroom first floor apartment in the popular 'Colliters House' development. Having been constructed in 2020 its sure to prove perfect for any first time buyer or investor thats looking for a lovely flat in 'turn-key' condition.

You access the property by a communal hallway, there is a large entrance hall boasting a utility cupboard. The open plan kitchen/ living space boasts a dual aspect with the kitchen being fitted with a modern set of units. There are two double bedrooms and three piece bathroom whilst outside there is an allocated parking space adjacent to the apartment. Further benefits include a complete onward chain and access to the communal bike storage, the apartment also boasts a long lease, and low running costs thanks to the ground source heat pump.



Ashton Vale sits on the outskirts of Ashton, an area popular with families and first time buyers alike due to its proximity to central Bristol and its array of access links, with the south Bristol flyover just a stones throw from the flat. The popular and vibrant North Street is easily accessible, whilst the pretty Greville Smyth Park sits within walking distance too.

### TENURE

Leasehold

Balance of a 125 year lease from 2020

Ground rent - £100.00 per annum

Maintenance charge - £1,344.00 per annum

Council Tax Band

A

EPC Band - B - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9299-5014-9349-3629-5244>



## 2 Colliery Close, Ashton Vale, Bristol, BS3 2EU



kitchen/ living space  
21'7" x 12'1"

bedroom two  
11'3" x 10'8"

bedroom one  
11'2" x 10'11"

bathroom  
6'11" x 5'6"

FLOOR SPACE  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697sq.ft. (64.8 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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### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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