



TOP FLOOR FLAT

2 Ashgrove Road, Bristol, BS6 6LY



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A spectacular two-bedroom top-floor flat in the heart of Redland, with immediate access to an array of superb local amenities and offered with a complete onward chain.

* EXCEPTIONAL CIRCA 1025 SQ. FT TOP FLOOR FLAT * FIRST TIME TO MARKET IN FOUR DECADES * LOVINGLY MAINTAINED * GENEROUS PROPORTIONS THROUGHOUT * EXTREMELY CENTRAL YET QUIET LOCATION * TWO DOUBLE BEDROOMS * SEPARATE KITCHEN * LEASEHOLD WITH A SHARE OF FREEHOLD * OFFERED WITH A COMPLETE ONWARD CHAIN OF JUST ONE PROPERTY * EPC: D

Situation

Ashgrove Road is a sought-after quiet residential road in the heart of Redland; with access to superb local amenities. To the south is the much-loved Cotham Hill, now mostly pedestrianised, with its range of independent shops, grocers, wine merchants, bars, and restaurants including Bravas and Pazzo. Nearby on Whiteladies Road is a large Sainsbury supermarket, the popular Everyman Cinema and Bosco Pizzeria whilst Chandos Road provides further fine dining with Snobbys wine bar and Wilsons restaurant. To the north is the Durdham Downs with circa 440 acres of parkland.

Bristol is highly regarded for its educational establishments, and the flat is close to St. Johns Primary School (0.4 miles). Clifton College is just 0.9 miles away (with a respected nursery and Butcombe Prep School) with BGS, QEH and Clifton High School all within a mile.

Bristol is widely regarded as the "gateway to the West" and the M5 is 4.5 miles away, with the M32 1.6 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.6 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 9 miles to the southwest.

For Sale: Share of Freehold

This spectacular top floor has been much enjoyed and carefully maintained by the current owner over the past four decades of their ownership, the property offers well-appointed and generous lateral accommodation.

The flat is situated in a building consisting of just four private dwellings and is accessed via a communal doorway. Stepping







through the front door on the top floor, there is a welcoming and spacious entrance hall which provides access to two large double bedrooms, a bathroom, a separate kitchen and a sizeable living/dining room.

Immediately to the right and located at the rear of the property are two double bedrooms.

The master bedroom is of exceptionally generous proportions and features integrated wall-to-wall wardrobes and large sash windows. Should one wish to do so, this room offers ample space to install an en-suite and/or walk-in wardrobe.

Adjacent to the master bedroom is a further double bedroom which is a good size and also features a large sash window, this room is currently set up and used as a home office/study and has access to a boarded loft which is accessed via a ladder and loft hatch, providing additional valuable storage.

A generous living and dining room is situated at the front of the property and provides ample room for several large sofas/armchairs as well as a large dining table and chairs, making it a perfect space for those who like to entertain. This room has two ornate sash windows and bespoke integrated book shelving on either side of the chimney stack

Adjacent to the living room is a 'galley' kitchen, offering a variety of wall-mounted cupboards and drawer storage options, an integrated electric oven, four gas cooking hobs (with extraction), an under-counter fridge and freezer, a freestanding clothes washing machine, space for a dishwasher and ample worktop services.

A recently installed (2020) 'Vaillant' boiler is tucked away in a wall-mounted cupboard. Also of note is a serving hatch which is neatly installed and opens out directly into the dining area.

A fully tiled bathroom, complete with bath and overhead shower attachment, W.C., sink, a heated towel rail and a further sash window is located between the bedrooms, kitchen and living rooms.

Outside

This top-floor enjoys immediate access to the shops, restaurants and cafes of Whiteladies Road, whilst also being situated just 0.4 miles from the Downs and its 440 acres of public parkland and 0.1 miles from popular independent restaurants of Chandos Road. Clifton Village is located 1.0 miles to the west.

Permit on-street parking is available along with additional visitor permits via the councils Resident Parking Scheme.





Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

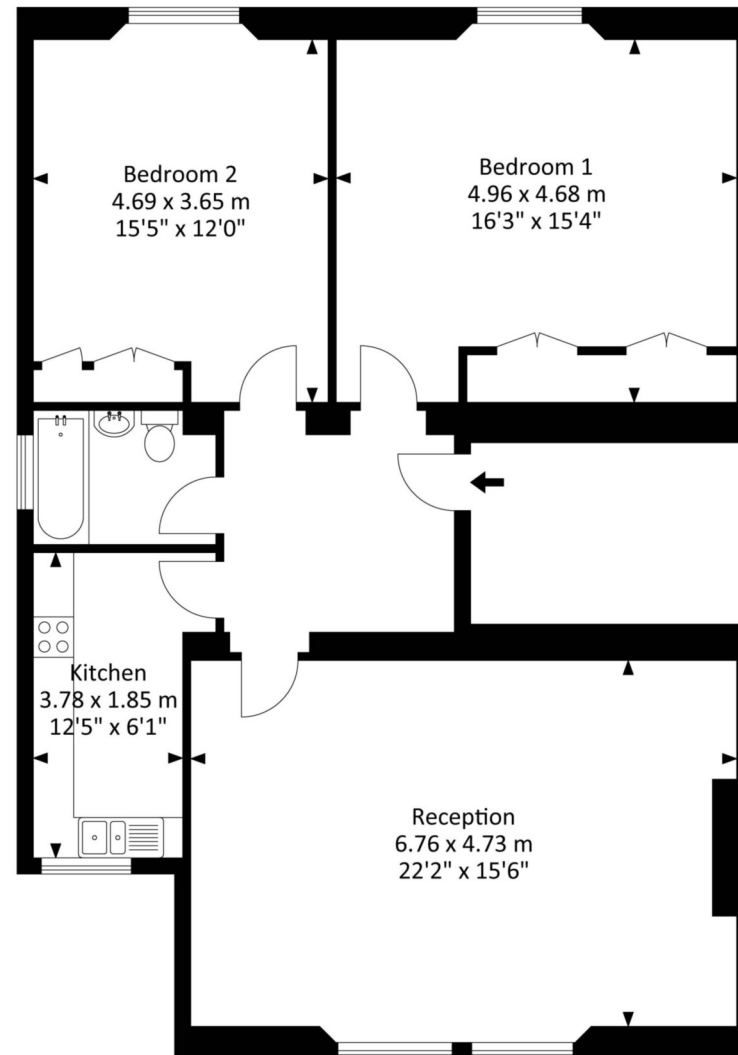
Bristol City Council: Tel: 0117 922 2000
Council Tax Band: D

Directions: Postcode BS6 6LY



Ashgrove Road, Redland, Bristol BS6 6LY

Approx. Gross Internal Area
1027.10 Sq.Ft - 95.40 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.



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