



Garden Flat, 44 Ashgrove Road, Ashley Down, Bristol, BS7 9LQ

GUIDE PRICE £265,000

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PROPERTY OVERVIEW

This beautifully modernised one-bedroom apartment blends contemporary style with charming period features, offering a rare opportunity to enjoy a private garden in a sought-after location.

The property is thoughtfully designed to provide a well-balanced living space. The generous living room is a highlight, featuring a stunning fireplace and elegant French doors that lead directly into the garden, perfect for indoor-outdoor living. The separate kitchen is both stylish and functional, with space for a dining table and chairs, plus a convenient understairs storage cupboard.

A lobby off the kitchen houses the washing machine and provides access to the bathroom. The bedroom, located at the front of the property, is bright and inviting, benefiting from a characterful bay window and a fitted cupboard for additional storage.

The private garden is a true asset, offering a peaceful retreat with the added convenience of rear access.

Location

Tucked away on the quiet and highly desirable Ashgrove Road, this property enjoys a tranquil setting with friendly neighbours. Despite its peaceful location, it is just a short stroll from the vibrant Gloucester Road, renowned for its independent shops, cafes, and restaurants. St Andrews Park and the popular Lazy Dog pub are also close by. Families will appreciate the proximity to well-regarded schools, including Ashley Down and Brunel Fields primary schools and Fairfield Secondary School.

This stylish apartment is perfect for first-time buyers, professionals, or investors looking for a unique home with character, space, and outdoor living. Early viewing is highly recommended!

Length of Lease Remaining: 977 years

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KEY DETAILS

- A Spacious & Stylish Apartment
- 1 Bedroom
- Period Features
- Private Enclosed Rear Garden

Guide Price: £265,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

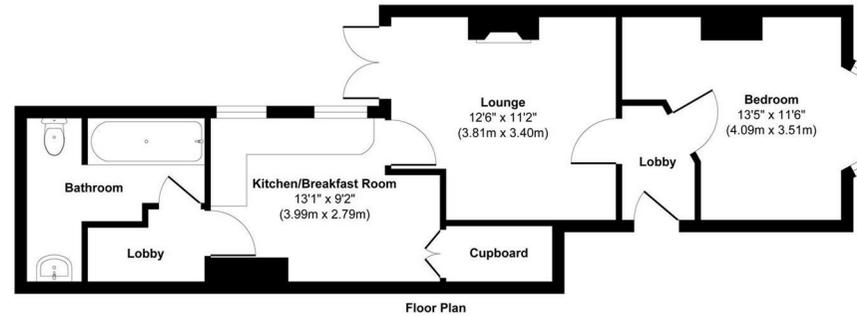
Viewing: By appointment only



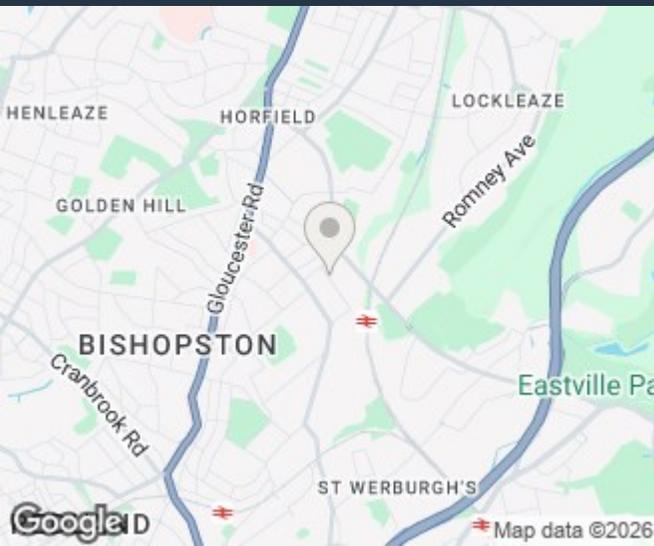
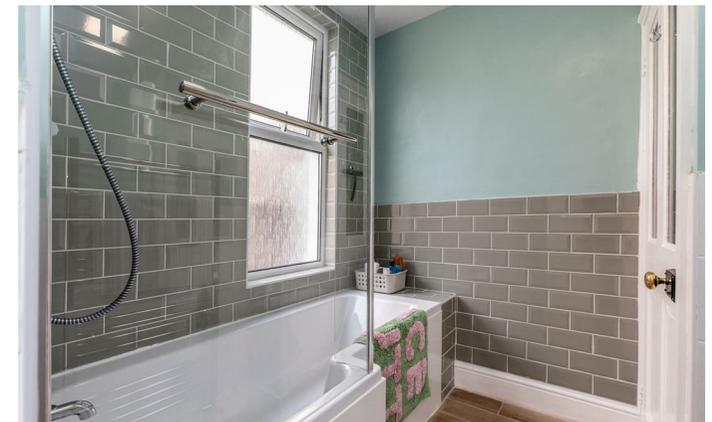
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Approx. Gross Internal Floor Area 498 sq. ft / 46.26 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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