

Connells

Addison House Ashton Rise
Ashton Vale Bristol

Addison House Ashton Rise
Ashton Vale Bristol BS3 2DX

for sale
£300,000







Property Description

This well-designed upper-floor apartment presents a fantastic opportunity for those seeking a low-maintenance home in one of Bristol's most accessible and well-connected areas. Ideal for first-time buyers, investors, or professionals, it offers both comfort and convenience.

Set within a modern development with secure entry and lift access, the apartment opens into a welcoming hallway with built-in storage, leading to a spacious open-plan living area. The kitchen features contemporary units, integrated appliances, and ample worktop space, flowing into the lounge and dining area.

There are two generously sized double bedrooms, both neutrally decorated and offering flexibility for guests, working from home, or additional storage. The bathroom is finished to a high standard, complete with a modern white suite and shower-over-bath.

Located on Ashton Rise in Ashton Vale, the property enjoys excellent transport links to Bristol City Centre, Temple Meads Station, and the airport. A nearby Metrobus stop and E-scooter park offer convenient options for local travel.

Green spaces such as Gores Marsh Park, Greville Smyth Park, and Ashton Court Estate are close by. Ashton Court offers over 800 acres of woodland and open fields, ideal for walking, cycling, and horse riding. Several well-regarded schools rated 'Good' or above by Ofsted are within walking distance.

Entrance Hall

Oak engineered laminate flooring, wall mounted radiator, storage cupboards and newly fitted built in storage.

Open-Plan Kitchen/Living Space

21' 8" x 12' 3" (6.60m x 3.73m)

Modern L-shaped kitchen with Black gloss units, electric hob, built-in oven, and stainless steel extractor. A large window above the stainless steel sink fills the space with light. Finished with wood-effect flooring and a cosy dining area.

Bright lounge with light wood flooring, white walls, and recessed ceiling lights. Large windows and glass doors flood the space with natural light. A wall-mounted radiator adds comfort to this airy, open-plan setting.

Bedroom One

16' 7" x 10' (5.05m x 3.05m)

Double bedroom with white walls, grey carpet, and a central window fitted with wooden blinds. A radiator sits beneath the window, and the room includes multiple power outlets. Clean and well-maintained, offering a neutral space ready to personalise

Bedroom Two

11' 1" x 7' 10" (3.38m x 2.39m)

Second double bedroom with white walls, grey carpet, and a single window fitted with blinds. A radiator sits below the window, and the room includes ceiling lighting and power outlets. Ideal as a guest room, home office, or dressing space

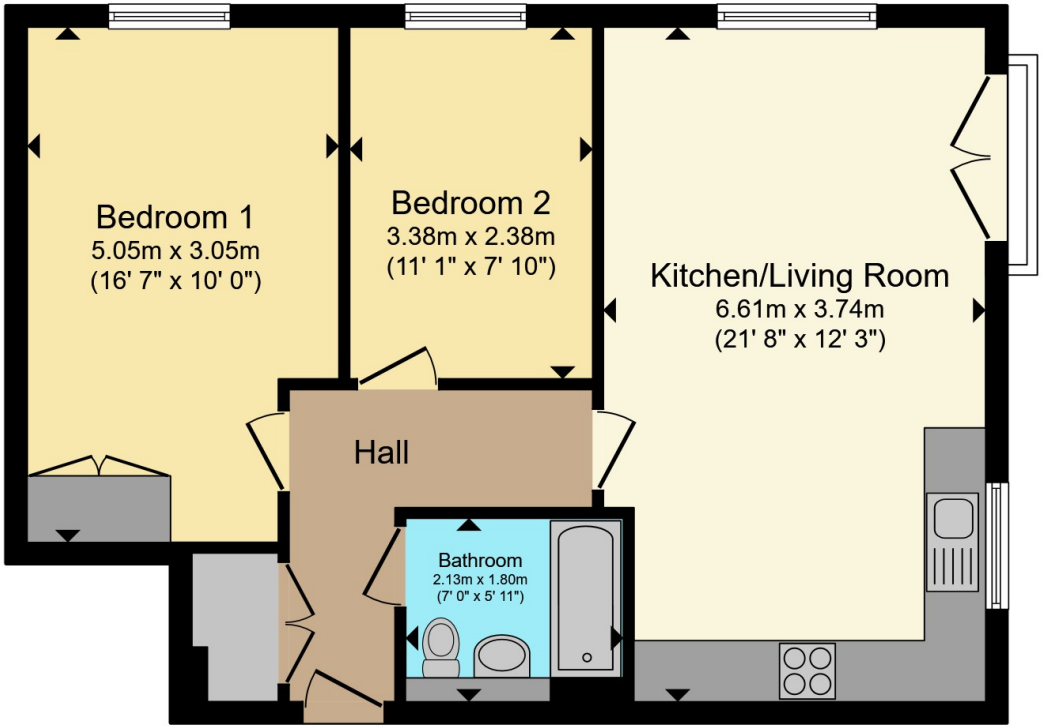
Bathroom

Modern bathroom with off-white wall and floor tiles, white suite including pedestal sink, wall-mounted toilet, and panelled bath with overhead shower and glass screen. Finished with a heated towel rail and mirrored cabinet above the sink.

Allocated Parking











Total floor area 59.4 m² (640 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: B

Council Tax Band: A

Service Charge: 101.83

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312838

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.

The Property Ombudsman

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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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