



Connells

Hedgers Close  
Ashton Bristol

# Hedgers Close Ashton Bristol BS3 2SX

for sale offers in excess of  
**£225,000**



## Property Description

A well finished top floor flat in BS3 that feels calm, modern and quietly refined. The layout works smoothly with a generous living room at the centre and a smart kitchen that offers good workspace and room to dine. The overall presentation is tidy and contemporary with a consistent neutral palette that makes each room feel settled and easy to live in.

The living room has front aspect double glazed windows that bring in steady natural light and give the space a comfortable feel. The kitchen continues the modern theme with quality units, practical surfaces and a layout that suits everyday cooking and relaxed meals.

Both bedrooms are well proportioned and finished with the same clean aesthetic. The main bedroom has two rear aspect double glazed windows and enough space for a desk which makes it a versatile room for work and rest. The second bedroom has a further rear aspect double glazed window and works well as a guest room or a dedicated workspace. The bathroom is bright and neatly presented with a bath and shower over.

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.

## Entrance Hallway

A central hallway that connects each room with simple modern decor and a straightforward layout.

## Living Room

14' 1" x 10' 5" ( 4.29m x 3.17m )

A comfortable and well sized living room with front aspect double glazed windows that bring in steady natural light and a fantastic open view. The neutral decor and modern finish create a relaxed space with room for seating and media.

## Kitchen

13' 2" x 8' 2" ( 4.01m x 2.49m )

A modern U shaped kitchen with good storage and worktop space. The front aspect double glazed window sits above the sink and gives the room a bright feel. Space for dining makes this a practical everyday kitchen.

## Bedroom One

12' x 9' 11" ( 3.66m x 3.02m )

A bright main bedroom with two rear aspect double glazed windows. The room has space for a large bed and a desk which makes it suitable for both rest and work. Finished in a calm neutral palette.

## Bedroom Two

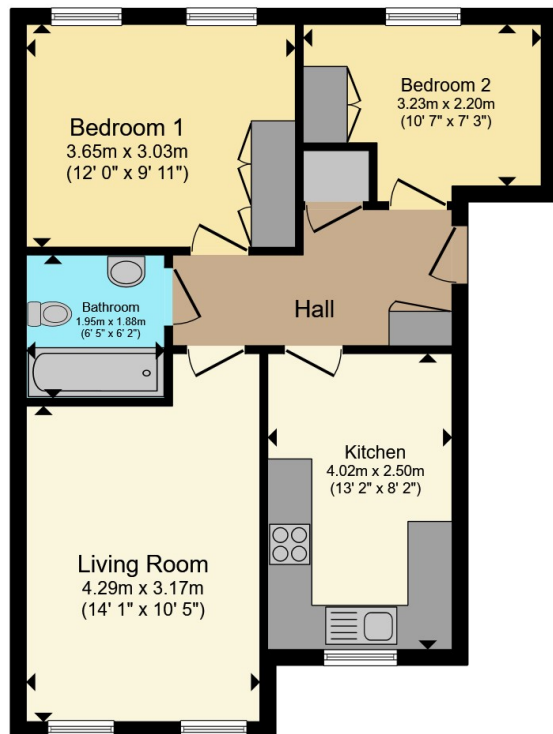
10' 7" MAX x 7' 3" MAX ( 3.23m MAX x 2.21m MAX )

A neatly proportioned second bedroom with a rear aspect double glazed window. Works well as a guest room, nursery or home office. Clean modern decor throughout.

## Bathroom

A bright and modern bathroom with bath and shower over, pedestal sink and WC. The room also features easy to clean flooring, partially tiled walls, tiled splashback over the sink, a large vanity mirror and a wall-mounted radiator.





Total floor area 54.7 m<sup>2</sup> (589 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR312420](http://connells.co.uk/Property/BMR312420)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR312420 - 0005