£425,000

Allen House Arthur Milton Street, Ashley Down, Bristol, BS7 9EY

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556
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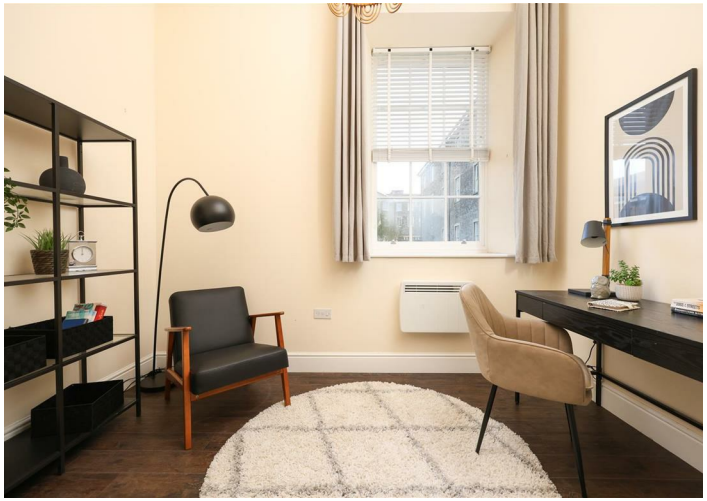
A light and bright ground-floor apartment set within the Allen House development in Ashley Down. This large four-bedroom apartment has its own private entrance, views out onto the communal gardens, and off-street parking.

As you enter the property, you find a central hallway leading through the middle of the property. To the left of this are two bedrooms and a bathroom, on the right are the other two bedrooms, and at the end of the hallway is the large open-plan kitchen, dining/living area. This space is flooded with light thanks to large dual-aspect windows with views out to the communal gardens on both sides, and further benefits from a high ceiling.

Bedroom one is located to the rear of the property and again benefits from a large sash window providing lots of natural light and views out to the communal gardens, high ceiling and an en-suite bathroom fitted with a shower unit, w/c and wash basin.

Bedroom three is also located at the rear of the property and again features high ceilings and a large sash window with



views out to the gardens.

Bedrooms two and four are located at the front of the property. Both feature high ceilings and large sash windows that overlook the communal gardens.

Finally, you have the family bathroom with a shower over the bath, w/c, wash basin and heated towel rail.

The property has been well-maintained by the current owner and is being sold with no onward chain. The property also has an allocated parking space and access to a communal bike store and large well-maintained communal gardens on both sides of the apartment.

This well-presented apartment is set within the Allen House development. Formally an orphanage built between 1849-1870, and then part of the City of Bristol college building. The development is situated on the borders of Ashley Down and Bishopston, close to the nearby local independent shops, cafés and restaurants along Gloucester Road, the Gloucestershire County Cricket Ground and the popular St Andrews Park. The property is also near to both Ashley Down and Brunel Field Primary Schools, benefits from being close to the new train station in Ashley Down, and enjoys direct transport links to the City Centre and the M32.

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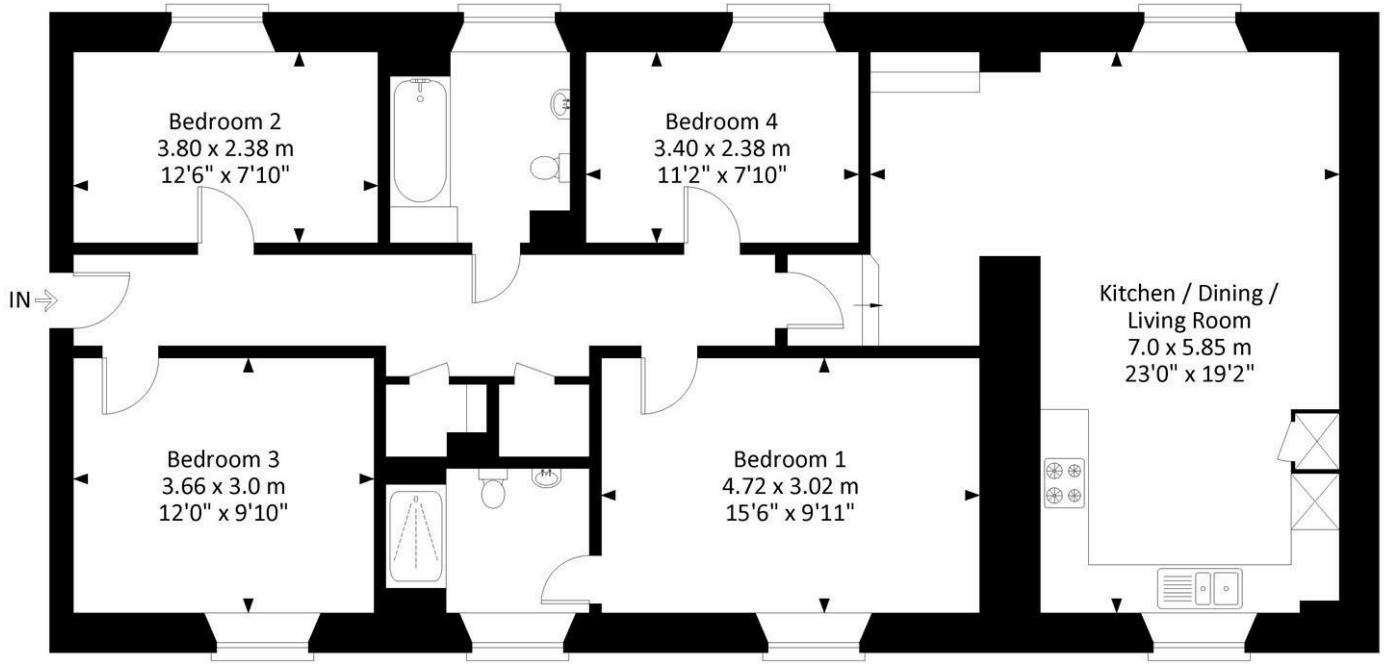
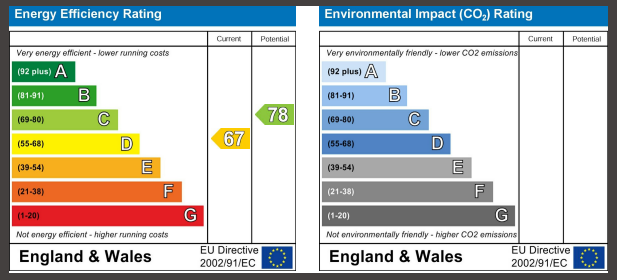
Approximate Gross Internal Area = 110.60 sq m / 1190.48 sq ft



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



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