

# 47 ASHLEY HEIGHTS

ASHLEY DOWN ROAD, BISHOPSTON, BRISTOL, BS7 9DD



savills



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BRISTOL, BS7 9DD

Breath taking views of the city from the wrap around roof terrace of this stunning apartment.

Communal entrance hall and staircase approach

Entrance hall

Open plan reception and kitchen with breakfast bar

Master bedroom with en suite shower room

Second double bedroom

Study/dressing room

Family bathroom

Allocated off street parking space

Wrap around roof terrace with panoramic views

EPC Rating = C

## DESCRIPTION

Completed in 2012 this is a purpose built top floor apartment in this popular and convenient location to the city and amenities on Gloucester Road and for cricket enthusiast being on the doorstep of The Bristol County Ground, home of the Gloucestershire Country Cricket club.

Approached via a communal entrance hall with entry phone system the property is situated on the fourth floor and approached by staircase. The apartment opens in to a welcoming entrance hall with all the accommodation directly off. The particularly spacious open plan reception and kitchen is to the end. Floor to ceiling windows with custom blinds and French doors lead directly to the roof terrace from this space, separate dedicated areas for dining and reclining within this opulent space. To one end the kitchen area has a good range of floor and wall units with tiled splashbacks and concealed and pelmet lighting, and dedicated breakfast bar. Integrated appliances include fridge/freezer, dishwasher and washer/dryer, there is a one and a half bowl sink unit, four ring gas hob and electric oven under with overhead extractor.





Cupboard houses the Ideal gas fired boiler supplying central heating and hot water. A second set of French doors lead from the reception to the rear of the roof terrace.

The master bedroom has French doors leading to the rear roof terrace, the bedroom is served by an en suite shower room, the shower room is fully tiled with a glass screen unit, low level W.C and wash hand basin. The second double bedroom has full length mirror fronted wardrobes, there is a further study (presently used as a dressing room). Both are served by the family bathroom, the family bathroom has a panelled bath with shower over, wash hand basin and low level W.C, half tiled walls and a window.

Outside there is one allocated off street parking space accessed from College Road.

The most stunning feature of the property is the wrap around roof terrace offering spectacular views across the city, a wonderful space for al fresco dining and entertaining.

### SITUATION

Located in the ever popular Bishopston a sought after area of Bristol. Situated within walking distance of vibrant Gloucester Road, with its plentiful mix of independent shops, boutiques, bars and eateries. This area is a Bristol delight, famous for its friendly, welcoming atmosphere and local buzz. Transport links via the M32 and Bristol Temple Mead are also easily accessible.





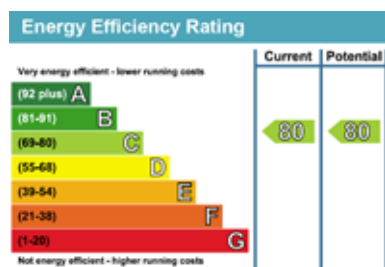
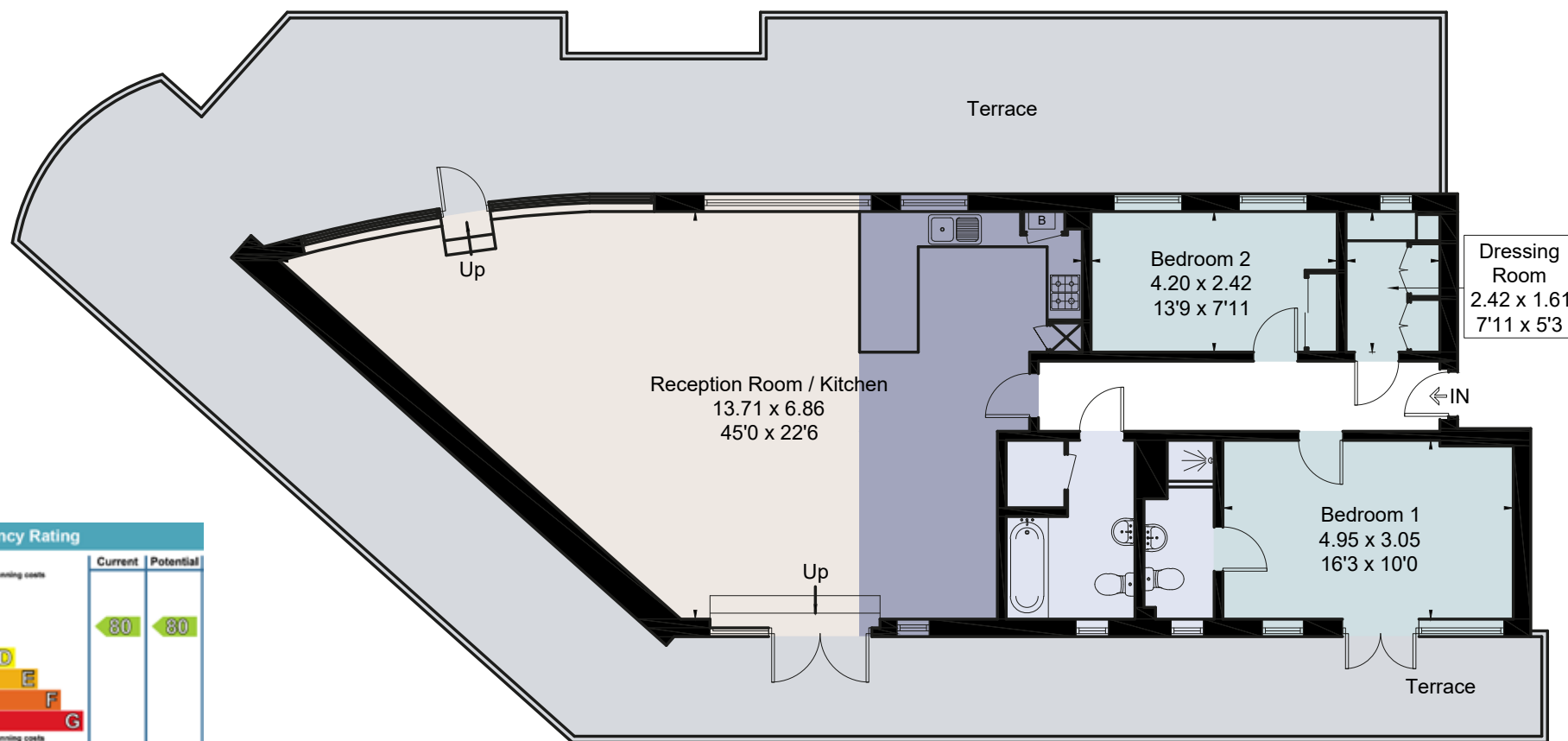
## FLAT 47 ASHLEY HEIGHTS

Approximate Gross Internal Area:

121.9 sq m / 1312 sq ft

Including Limited Use Area (1.6 sq m / 17 sq ft)

For identification only. Not to scale.



Third Floor

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