



**Muller House, Ashley Down Road, Bristol**  
**£230,000**

1 bedroom flat for sale | Leasehold

## The property-

Bright and spacious one-bedroom flat set within a beautifully converted Grade II listed building. The open-plan living/dining area is flooded with natural light from dual-aspect period windows and enhanced by engineered oak flooring, offering generous space for both relaxing and dining. The immaculately presented kitchen features an integrated fridge/freezer, washer/dryer, and dishwasher, quality worktops, an induction hob with electric oven and cooker hood, a 1-and-a-half-bowl sink with mixer, and partially tiled walls; stylish, practical, and finished to a high standard throughout. The bedroom continues the elegant theme with engineered oak flooring and large front-facing period windows, allowing an abundance of natural light to pour in. This bright and airy space is further enhanced by fitted built-in wardrobes, offering excellent storage while maintaining a clean, streamlined feel. A calm and inviting room that perfectly balances character features with modern practicality. The bathroom is well-appointed with a sink and mixer tap, WC, and a bath with a shower over, creating a practical yet comfortable space. Additional benefits include an extractor fan, heated towel rail, shaver point, and partially tiled walls, all finished to a neat and functional standard. The hallway is notably spacious and welcoming, featuring an intercom entry system for added security and convenience. It also benefits from a large airing cupboard housing the hot water tank, providing excellent practical storage while maintaining a tidy and functional entrance space. Further benefits include lift access conveniently located next to the flat entrance, offering excellent ease of movement and added everyday convenience.

## Outside-

Outside the property, residents enjoy the benefit of an allocated parking space for one car, along with additional visitor parking for guests. The development is set within beautifully maintained communal gardens, offering a peaceful and attractive outdoor environment to relax and unwind. Further advantages include secure bike storage and a practical communal storage area located within the cellar, providing excellent extra space for everyday convenience.

## Location-

Muller House is located on Ashley Down Road, a popular and well-connected residential area in Bristol. The property is within easy reach of Gloucester Road, offering a wide range of independent shops, cafés, pubs and restaurants, as well as excellent public transport links into Bristol city centre.

The area is also well served by nearby green spaces, including St Andrews Park and Horfield Common, along with a choice of well-regarded schools. With its strong community feel, ongoing local investment and convenient access to transport and amenities, Ashley Down Road remains a highly desirable location for a range of buyers.

Council Tax Band: B (Bristol City Council)

Tenure: Leasehold (105 years)

Parking options: Off Street

## Hall

### Bedroom 1

19'11 x 11'3 (6.07m x 3.43m)

### Lounge/diner

19'11 x 15'7 (6.07m x 4.75m)

### Kitchen

16'3 x 7'6 (4.96m x 2.28m)

### Bathroom

8'2 x 6'2 (2.49m x 1.88m)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ground Floor  
756 sq. ft. (70.3 sq. m.) approx.



TOTAL FLOOR AREA: 756 sq. ft. (70.3 sq. m.) approx.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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