



## Ashley Down Road, Bristol, BS7 9DA

### Offers In Excess Of £215,000

Sold.co.uk are delighted to offer to the market this stylish two bedroom apartment in the Muller House development. Muller House is well located with good access to main bus routes and Gloucester Road with its eclectic mix of cafes, bars, shops, restaurants and transport links which include a brand new train station due to be constructed next year, about a 400m walk from the front door, which will link to Temple meads and Bristol Parkway train stations and then onward to London, as well as a bus route from right outside the building.

The accommodation comprises a spacious open plan kitchen/living space, two bedrooms and a contemporary bathroom. The apartment features modern finishes with the period character of high ceilings and full height panel glazed windows. The kitchen features a range of wall and base units with contrasting work-tops and chrome fittings, integrated fridge/freezer and oven/hob, stainless steel extractor and spot-lights to complete the look. The property also benefits from an allocated parking space, as well as access to 7 visitors spaces, smart storage heaters increasing the EPC rating, beautiful well maintained communal grounds, access to a secure bike store, and large storage space in the basement.

It would make an ideal investment property or first time buy. In our opinion it should be viewed to appreciate the opportunity and space on offer.



**SOLD.co.uk**  
1st Floor, 37-39 Maddox St  
London  
W1S 2PP

Tel: 0203 651 8305 | Email: [sales@sold.co.uk](mailto:sales@sold.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient	Least energy efficient	Very low environmental impact	High environmental impact
A	G	A	G
77	53	69	41
100-109	1-10	100-109	1-10
90-100	11-20	90-100	11-20
80-89	21-30	80-89	21-30
70-79	31-40	70-79	31-40
60-69	41-50	60-69	41-50
50-59	51-60	50-59	51-60
40-49	61-70	40-49	61-70
30-39	71-80	30-39	71-80
20-29	81-90	20-29	81-90
10-19	91-100	10-19	91-100
1-9	101-150	1-9	101-150