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SALES, LETTINGS & MANAGEMENT

Muller House, Dirac Road, Bristol
Offers In Excess Of £315,000

2 bedroom flat for sale | Leasehold

The Property-

A beautifully presented and exceptionally spacious two-bedroom apartment set within the prestigious Muller House development. Both bedrooms are generous doubles, with the principal bedroom benefiting from a private en-suite bathroom and the second bedroom enjoying its own en-suite shower room. High ceilings and large sash windows throughout create a wonderful sense of space and allow an abundance of natural light to flood the accommodation.

The impressive open-plan living area provides ample space for both relaxing and entertaining and benefits from wiring for a surround sound system. The modern fitted kitchen is immaculately presented and comprises a range of integrated appliances including a washer/dryer and fridge/freezer, alongside an induction hob, electric oven and extractor hood.

A spacious entrance hallway provides access to a useful cloakroom/WC and benefits from two additional storage cupboards, offering excellent practicality. All sash windows throughout the apartment are fitted with secondary glazing, while the living room and kitchen windows are further enhanced by stylish internal shutters.

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 ideally situated on Ashley Down Road, offering convenient access to some of Bristol's most popular and vibrant areas. The nearby Gloucester Road is famed for its wide selection of independent shops, cafés, restaurants and bars, whilst local supermarkets, leisure facilities and everyday amenities are all within easy reach.

The property is particularly well placed for commuters, with excellent transport links including regular bus routes, easy access to the M32 motorway and the recently opened Ashley Down railway station, providing direct connections across Bristol and beyond. Residents can also enjoy nearby green spaces including St Andrews Park and Purdown, making the location ideal for both city living and outdoor recreation.

Council Tax Band: C (Bristol City Council)
Tenure: Leasehold (106 years)
Garden details: Communal Garden

Entrance hall

Cloakroom
4'3 x 6'5 (1.3m x 2.0m)

Kitchen
10'8 x 10'0 (3.3m x 3.0m)

Living/Dining Room
18'3 x 18'11 (5.6m x 5.8m)

Bedroom 1
11'0 x 13'1 (3.36m x 4.0m)

En-suite
8'11 x 4'11 (2.7m x 1.5m)

Bedroom 2
11'0 x 13'1 (3.4m x 4.0m)

En-suite
6'5 x 7'10 (2.0m x 2.4m)





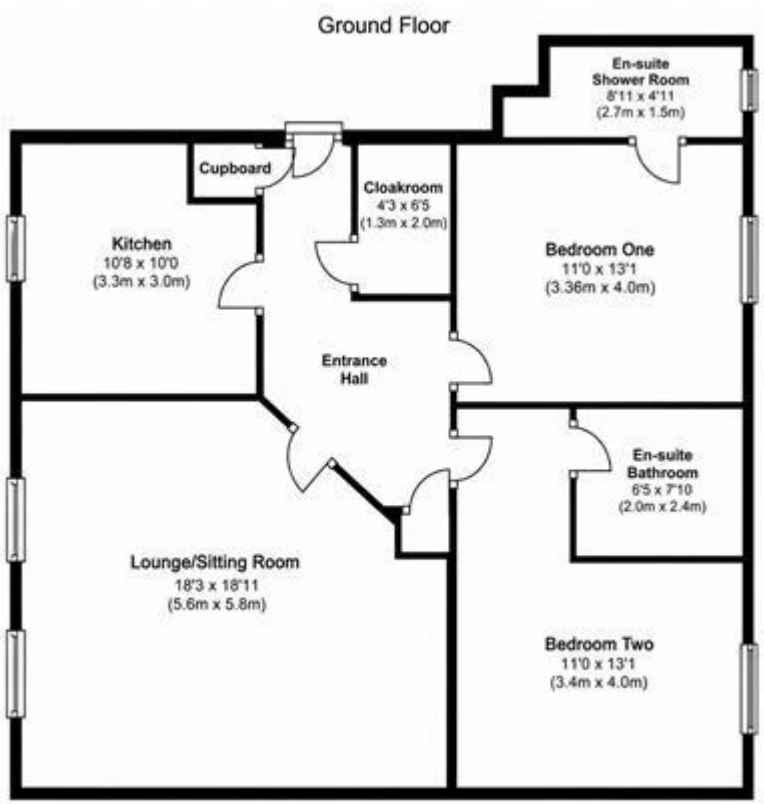




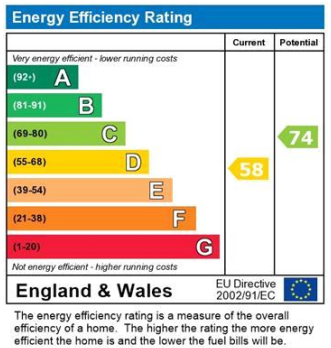




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