

cj HOLE
est. 1867

109 GRAVENEY APARTMENTS,
COLLEGE ROAD, BISHOPSTON,
BRISTOL, BS7 9LR

£225,000

OCCUPYING A FIRST-FLOOR POSITION WITHIN THIS HIGHLY REGARDED PURPOSE-BUILT DEVELOPMENT, THIS ATTRACTIVE APARTMENT OFFERS BRIGHT, WELL-PROPORTIONED ACCOMMODATION TOGETHER WITH THE UNIQUE BENEFIT OF ACCESS TO A STUNNING COMMUNAL TERRACE OVERLOOKING THE GLOUCESTERSHIRE COUNTY CRICKET GROUND. COMBINING MODERN LIVING WITH AN ENVIABLE LOCATION, THE PROPERTY IS PERFECTLY SUITED TO FIRST-TIME BUYERS, PROFESSIONALS, DOWNSIZERS AND INVESTORS SEEKING A LOW-MAINTENANCE HOME IN ONE OF NORTH BRISTOL'S MOST DESIRABLE NEIGHBOURHOODS.

One of the development's standout features is the beautifully maintained residents' terrace, an exceptional outdoor space enjoying elevated views across the famous cricket ground. Whether watching a match on a summer afternoon, relaxing with friends, or simply taking in the unique outlook, it provides a wonderful extension of the living space and a feature rarely found in apartment developments.

The location offers an outstanding balance of convenience and lifestyle. Ashley Down Railway Station is within easy walking distance, providing excellent rail connections into Bristol city centre and beyond, while regular bus services and easy access to the motorway network make commuting effortless. The vibrant Gloucester Road is just moments away and is renowned for its wealth of independent cafés, restaurants, artisan bakeries, bars and boutique retailers. Residents also benefit from close proximity to the popular BS7 gym, a well-stocked supermarket for day-to-day essentials, and nearby green spaces including St Andrews Park and Purdown, which offer excellent opportunities for walking, recreation and enjoying the outdoors. Adding further convenience, the development enjoys fob access to a gate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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providing a useful short cut through to Gloucester Road on non-match days.

Accessed via a well-maintained communal entrance, the apartment can be reached by both lift and staircase, ensuring convenience for residents and visitors alike. Once inside, a welcoming entrance hall creates an excellent first impression and benefits from a particularly useful storage cupboard, which neatly houses the washing machine while providing additional space for household essentials, helping to maximise the practicality of the apartment.

The heart of the home is the impressive open-plan lounge, dining and kitchen area. Wonderfully proportioned and flooded with natural light from a large window, this bright and airy space has been thoughtfully designed to accommodate both everyday living and entertaining. There is ample room for comfortable seating alongside a dining table, creating a sociable environment that feels both spacious and inviting.

The kitchen is seamlessly incorporated into the living area and is fitted with an attractive range of contemporary wall and base units, complemented by generous work surfaces and ample storage. Its practical layout ensures everything is within easy reach while maintaining the sleek, open-plan feel that modern buyers seek.

The bedroom is a generous double, well presented and benefiting from a fitted wardrobe that provides excellent built-in storage while allowing plenty of space for additional furnishings. Bright and comfortable.

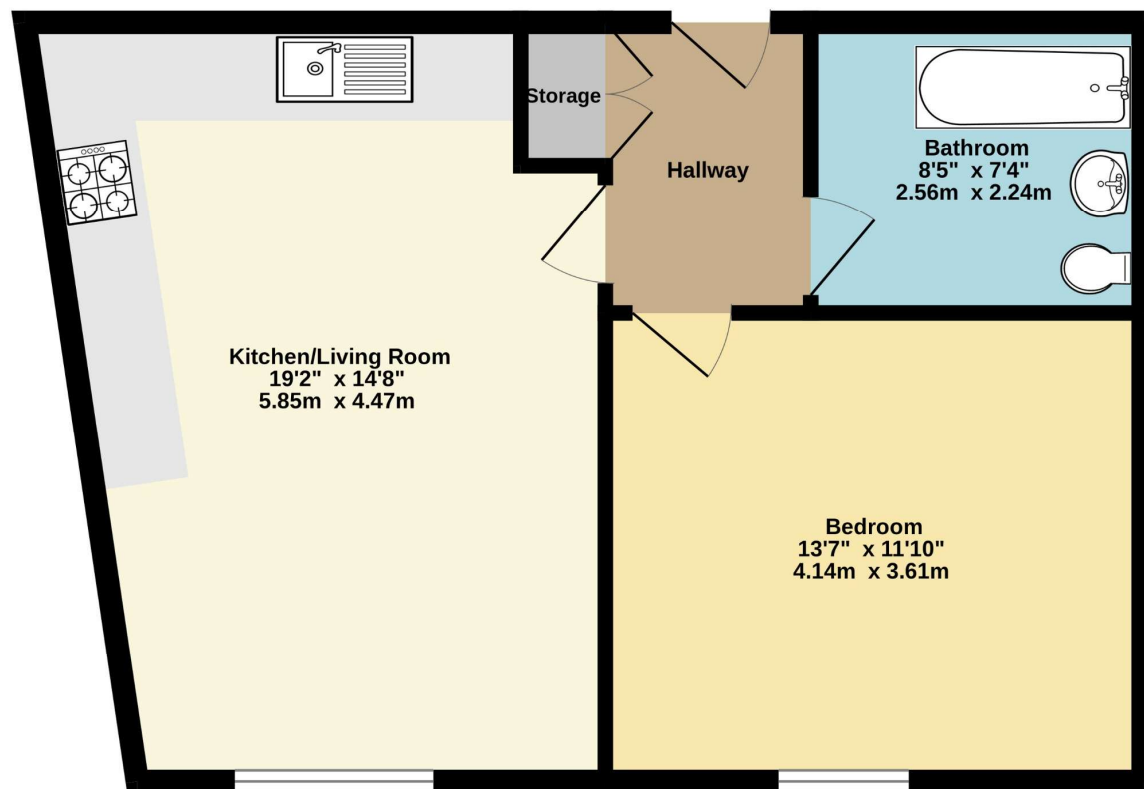
Completing the accommodation is a smartly appointed bathroom, finished in a timeless contemporary style with a modern white suite incorporating a shower over the bath. Tasteful finishes and neutral décor create a bright, fresh and relaxing space that complements the quality found throughout the apartment.

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Ground Floor
515 sq.ft. (47.8 sq.m.) approx.



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TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.

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