

A balcony with a view of a cricket stadium. In the foreground, there is a small round white table with two blue metal chairs. On the table are two small owl figurines. A striped rug is on the floor. A glass railing with a red tassel hangs from the door handle is on the right. The background shows a green cricket field, stadium seating, and a blue sky with white clouds.

cj HOLE
est. 1867

425 GRACE APARTMENTS,
COLLEGE ROAD, BISHOPSTON,
BRISTOL, BS7 9LU

Asking Price £325,000

OCCUPYING AN ENVIABLE FOURTH-FLOOR POSITION WITHIN THIS HIGHLY DESIRABLE PURPOSE-BUILT DEVELOPMENT, THIS IMPRESSIVE APARTMENT ENJOYS A SUPERB OUTLOOK ACROSS THE CRICKET PITCH, TOGETHER WITH A PRIVATE BALCONY, SECURE ALLOCATED PARKING AND ACCESS TO AN ATTRACTIVE RESIDENTS' TERRACE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THE PROPERTY PROVIDES BEAUTIFULLY PROPORTIONED ACCOMMODATION AND AN EXCELLENT OPPORTUNITY TO ENJOY MODERN APARTMENT LIVING IN A SOUGHT-AFTER LOCATION.

THE PROPERTY

The development is ideally situated for access to the vibrant Gloucester Road, where an exceptional choice of independent cafés, restaurants, bars, bakeries and local retailers can be found. Ashley Down Railway Station is just a few minutes' walk away, providing convenient rail connections, while regular bus services offer easy access into the city centre and surrounding areas. The excellent transport connections, combined with the wealth of amenities nearby, make this an ideal home for professionals, first-time buyers or those seeking a

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

well-connected city base.

Access to the apartment is via the well-maintained communal areas, with both stairs and lift access available to the fourth floor. Once inside, a welcoming entrance hall provides access to each of the principal rooms and also benefits from a useful utility cupboard. The cupboard houses the washing machine and provides valuable additional storage, helping to keep the main accommodation uncluttered.

The impressive open-plan reception space forms the heart of the apartment, combining living, dining and kitchen areas within one wonderfully sociable room. Large windows allow natural light to fill the space, while the clever layout provides clearly defined zones for relaxing, dining and preparing meals without compromising the open and spacious feel.

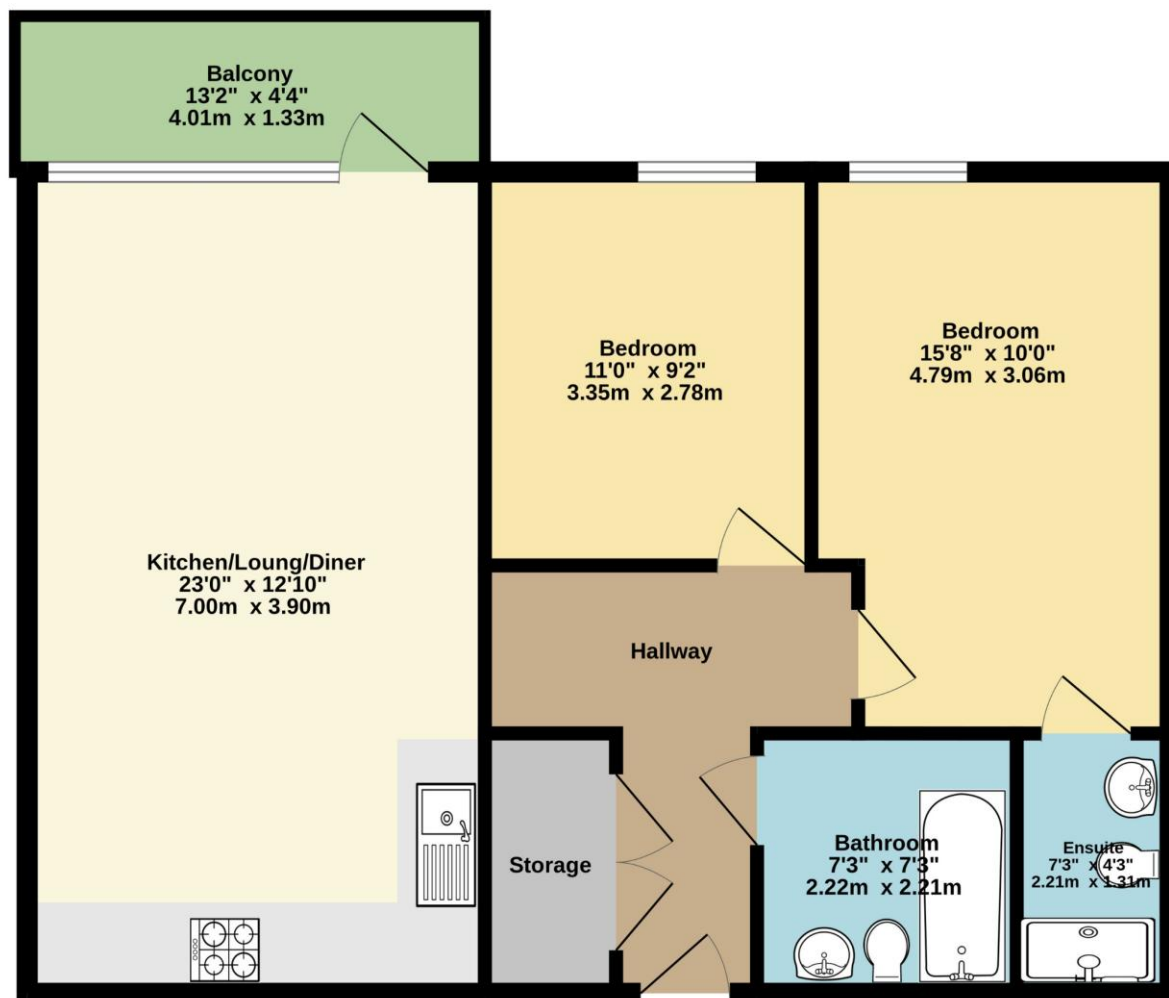
A particular highlight is the private balcony, which enjoys terrific elevated views directly over the cricket pitch. This exceptional outlook provides a wonderful backdrop to everyday life and creates an ideal spot for enjoying a morning coffee, relaxing after work or entertaining during the warmer months.





Upper Floor
734 sq.ft. (68.2 sq.m.) approx.

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TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EXCELLENCE



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