

for sale

£270,000 Leasehold



## Harebell Road Emersons Green Bristol BS16 7PZ

A modern two-bedroom apartment with en-suite to master, balcony, and spacious open plan living area. Situated in popular Lyde Green with great transport links to the A4174, M32, M4, and M5. Ideal for first-time buyers or investors.



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# Property Details

## Entrance Hall

Storage cupboard housing fuse board, doors to both bedrooms, bathroom, and open plan living area, telecommunications entry system, and a radiator.

## Bedroom One

11' 9" x 9' 5" ( 3.58m x 2.87m )

Double glazed window to the rear aspect, carpeted flooring, door to en-suite, and a radiator.

## En-Suite

5' 8" Max x 5' 8" ( 1.73m Max x 1.73m )

Partially tiled, spotlights to a smooth ceiling, extractor, walk-in shower with rainfall shower

above, glass shower door, W.C, wash hand basin with mixer tap, wood effect flooring, and a radiator.

## Family Bathroom

6' 5" x 7' 1" ( 1.96m x 2.16m )

Smooth ceiling with spotlights, partially tiled, panelled bath with rainfall shower over and shower

hose attachment, glass panelled shower screen, WC, wash hand basin with mixer tap, wood effect flooring, and a radiator.

## Bedroom Two

11' 9" x 6' 8" ( 3.58m x 2.03m )

Double glazed window to the rear aspect, carpeted flooring, smooth ceiling, and a radiator.

## Kitchen/Lounge/Diner

Double glazed French doors opening onto balcony, three double glazed units to the side aspect,

smooth ceiling with spotlights, a range of wall and base units with worktops over, gas hob with

extractor over, eye level electric oven, integrated fridge freezer and dishwasher, space for washing

machine, one and a half bowl stainless steel sink with mixer tap, wood effect flooring throughout, a

TV point, and a radiator. Boiler located in the kitchen and regularly serviced.

## Parking

Allocated Parking to the rear.





To view this property please contact Connells on

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**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

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BRISTOL BS16 7AE

Property Ref: EME307059 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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