

## Hollyhock Lane, BS16

A modern two-bedroom flat with allocated parking located within the popular Lyde Green development and ideally placed with easy access to the A4174 as well as Bristol and Bath. The flat would make a great first home or buyto-let investment and is available with no onward chain.

> ACCOMMODATION Lounge/Kitchen Two double bedrooms Bathroom Allocated parking No Onward Chain











## DESCRIPTION

A surprisingly spacious two bedroom purpose built flat located in the Lyde Green development within Emersons Green. The property is ideally placed for easy access to the A4174 as well as Bristol, Bath and the regions motorway network. The local Park and Ride is within easy reach as well as a number of retail and leisure facilities.

Upon arrival at the property the communal door with intercom allows access into the communal hallway, this in turn leads to the main door of the flat.

Once inside the front door you enter into the main hallway with the bedrooms on one side, lounge and kitchen on the other and the bathroom at the far end of the hallway.

The open plan lounge/kitchen area is an attractive social space, perfect for day to day living as well as entertaining friends and family. Within the lounge area a et of double doors open to a Juliet balcony to provide an outlook to the front of the property. The kitchen is fitted with a range of wall and floor units and also includes an integrated oven and gas hob, there is also room for a fridge/freezer and a washing machine.

Both of the bedrooms are comfortable double rooms. The slightly larger master bedroom is located closest to the front door. The bedrooms both overlook the rear car park.

The family bathroom with a bath with shower over, WC and wash hand basin completes the accommodation on offer within the flat.

There is a carpark at the rear of the property for use by the residents, within the carpark there is an allocated parking space for the flat.

## SITUATION

Nestled on the northeastern outskirts of Bristol, Emersons Green is a vibrant, modern community that offers an appealing blend of urban convenience and suburban tranquillity.

Emersons Green enjoys an enviable location, with excellent transport links that make it ideal for commuters. The nearby M4 and M32 motorways provide quick access to Bristol, Bath, and Swindon, while the Bristol Parkway railway station connects residents to major cities across the UK. For those who prefer public transport, reliable bus services run regularly, ensuring easy connectivity.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

Mainline rail connections to London Paddington are offered at Bristol Parkway. For those looking to travel further afield, Bristol International Airport is 17 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Leasehold, 116 years remaining. £1,580.00 p.a. service charge.
£250.00 p.a. Ground Rent. Services - Mains water, mains gas, mains electricity. Postcode – BS16 7LT. Energy Performance Certificate – B.
Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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