



Connells

Sunflower Road
Emersons Green Bristol



Property Description

Discover this top-floor apartment in Lyde Green built in June 2018, featuring two double bedrooms and an open-plan kitchen lounge. This property comes with ample storage including two cupboards in the entrance hall and benefits from an allocated parking space and visitor parking. Conveniently located near local bus routes, the A4174, and the M32, offering easy access to amenities and transport links.



Entrance Hallway

Double glazed window to the side aspect, two storage cupboards, doors off to all rooms, carpeted flooring and a radiator.

Open Plan Living Area

Lounge Area

Double glazed windows either side of French doors opening to a Juliet balcony overlooking green space, TV point, vinyl flooring and a radiator.

Kitchen Area

Double glazed window to the side aspect, a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, cupboard housing wall mounted boiler, low level electric oven, gas hob, wall extractor, space for a washing machine, space for a free-standing fridge freezer and vinyl flooring.

Bedroom One

Double glazed window to the side aspect, carpeted flooring and a radiator. Door to En-Suite.

En-Suite

Tiled shower cubicle with glass door, W.C. pedestal wash hand basin with mixer tap and tiled splashback, vinyl flooring and a radiator.

Bedroom Two

Double glazed window to the side aspect, carpeted flooring and a radiator.

Bathroom

Double glazed obscured window to the side aspect, panelled bath, pedestal wash hand basin with mixer tap and tiled splashback, vinyl flooring and a radiator.

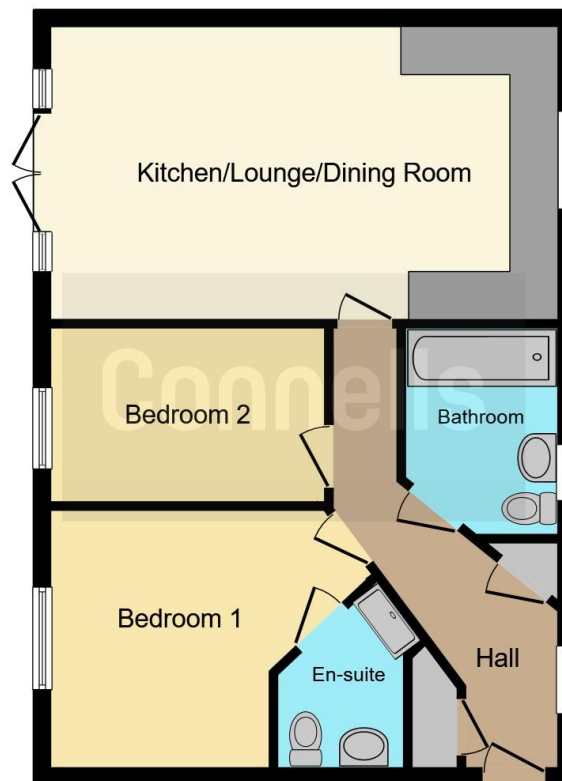
Outside

Allocated parking space and access to bin and bike stores.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/EME306252

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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