



Connells

Snowdrop Drive
Emersons Green Bristol



Property Description

Conveniently located near the A4174 ring road, major commuting routes, and the Bristol cycle path, this upper-floor, two-bedroom apartment by Taylor Wimpey provides excellent transport links. The apartment is within walking distance of various amenities in Emersons Green and Lyde Green, including shops, supermarkets, restaurants, and more. A local primary school and the David Lloyd leisure club are also nearby.

The property offers a spacious layout, including an entrance hall, a modern kitchen with integrated appliances, a bathroom, and two double bedrooms. Additional features include an intercom entry system, gas central heating, double-glazed windows, and allocated off-street parking.

This apartment is ideal for first-time buyers, buy-to-let investors, or those looking for a low-maintenance living space. Viewing is highly recommended.



Entrance Hall

Central hallway leading off to all rooms, storage cupboard.

Kitchen / Lounge / Diner

12' 2" x 22' 7" (3.71m x 6.88m)

Lounge Area

Dual aspect double glazed windows with a door opening to a quiet balcony, TV point, wood effect flooring and a radiator.

Kitchen Area

Double glazed window to the side aspect, a modern fitted kitchen with a range of high-gloss wall and base units with worktops over and metro-brick tiled splashbacks, 1 and 1/2 bowl sink and drainer with mixer tap, integrated dishwasher, integrated eye-level double oven, gas hob with extractor over, integrated fridge freezer and wood effect flooring.

Bedroom One

9' 9" x 11' 9" (2.97m x 3.58m)

Window to side aspect, door to en-suite, carpeted flooring and a radiator.

En-Suite

Shower cubicle with glass door, pedestal wash hand basin with mixer tap, and tiled splashback, W.C. vinyl flooring and a heated towel rail.

Bedroom Two

6' 8" x 12' (2.03m x 3.66m)

Window to the side aspect, carpeted flooring and a radiator

Family Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Panelled bath, pedestal wash hand basin with mixer tap, part tiled, vinyl flooring and a heated towel rail.

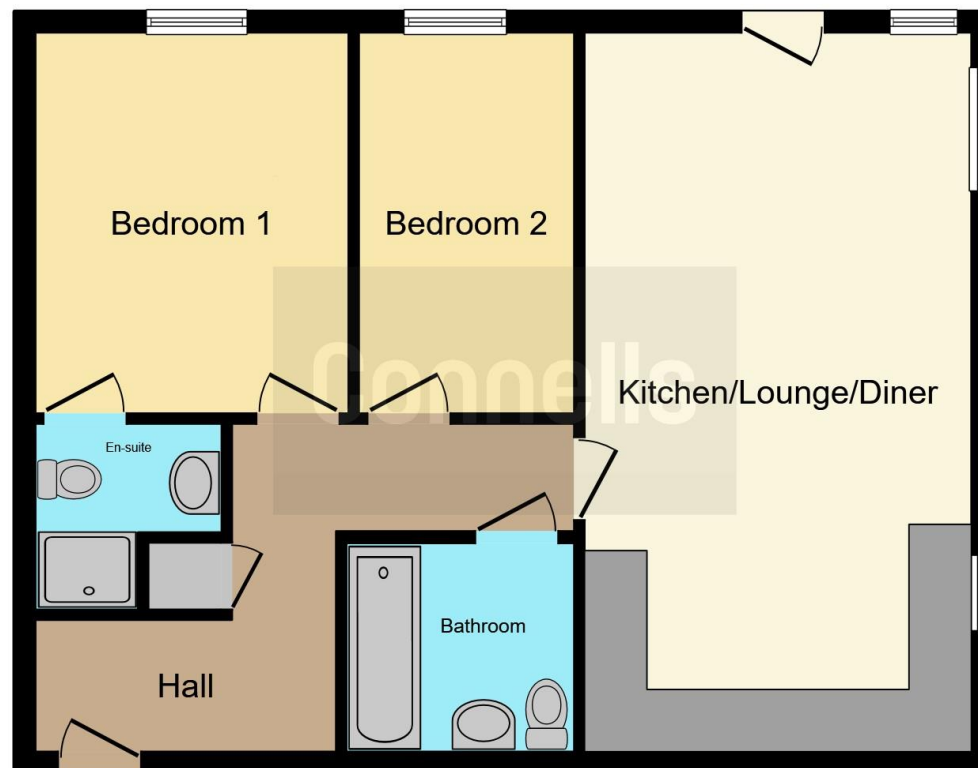
Outside

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

To view this property please contact Connells on

T 0117 956 9555

E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/EME306340

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306340 - 0002

