



**Connells**

St. Lukes House Emerson Way  
Emersons Green Bristol

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Emersons Green Bristol BS16 7AR

for sale offers in the region of  
**£240,000**



### Property Description

Connells are proud to present this spacious two-bedroom apartment with an open-plan kitchen, diner, and lounge. Located within 2 miles of highly-rated schools, including Emersons Green Primary and Mangotsfield Church of England School, this modern home is part of the 1990's-developed Emersons Green, offering easy access to the M4, M32, and Bristol city centre.

The area features a village hall with various activities, several pubs, and the Emersons Green Retail Park with a range of shops. The neighbourhood has a quiet, relaxed vibe, with landscaped streets, local conveniences, and nearby options in Downend, Kingswood, and Mangotsfield.



## Kitchen/Lounge

15' 9" x 28' 4" ( 4.80m x 8.64m )

Kitchen area, modern fitted kitchen with a range of wall and base units with worktops over, feature tiled splashback, stainless steel sink and drainer with mixer tap, electric hob with extractor over. eye level double oven, under cupboard lighting, space for a freestanding fridge freezer and vinyl flooring.

Living area, double glazed window to rear aspect, TV point, carpeted flooring, wall mounted electric heater

Living area, double glazed window to rear aspect, TV point, carpeted flooring, wall mounted electric heater.

## Bedroom One

8' 8" x 16' 4" Max ( 2.64m x 4.98m Max )

Double glazed window to rear aspect, Carpeted flooring, electric wall mounted heater.

## Bedroom Two

8' 6" x 12' 6" ( 2.59m x 3.81m )

Double glazed window to rear aspect, Carpeted flooring, electric wall mounted heater.

## Family Bathroom

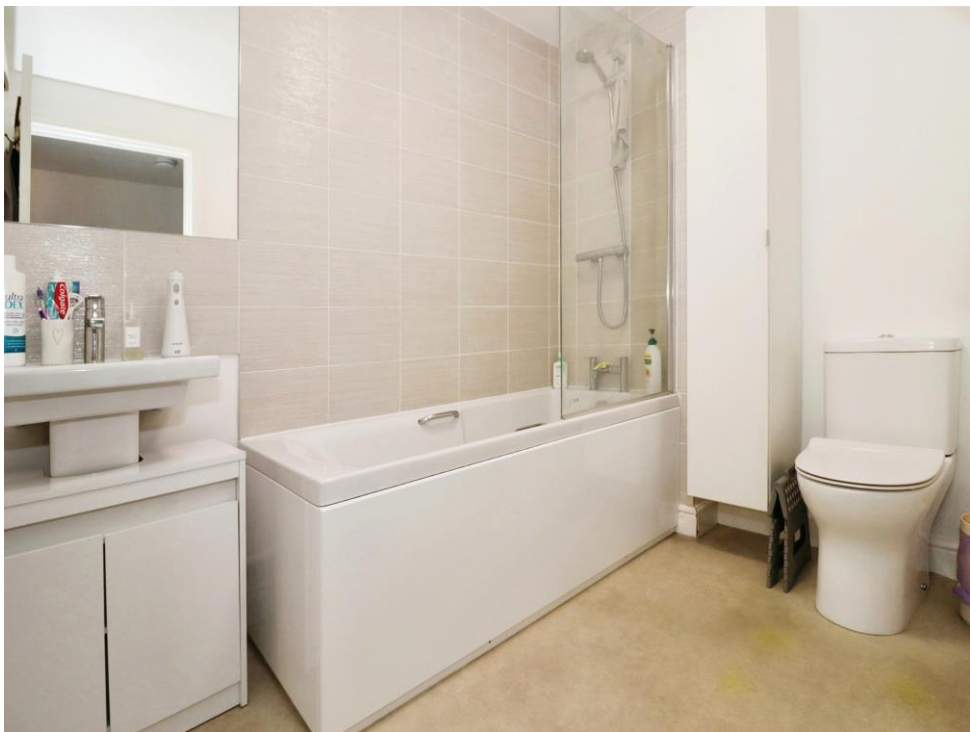
8' 8" x 5' 7" ( 2.64m x 1.70m )

Panelled bath with mixer tap and mains shower over, glass shower screen. pedestal wash hand basin with mixer tap, WC, part tiled walls, Vinyl flooring.

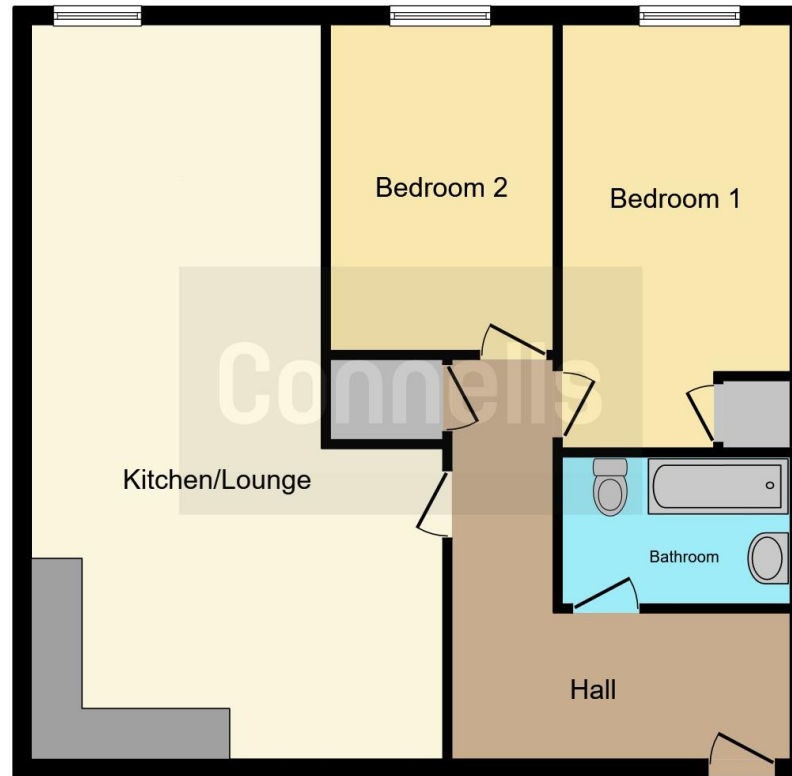
## Outside

Allocated parking space.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

**EPC Rating: C**

Tenure: Leasehold

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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.

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