



**Connells**

Jenner Boulevard  
Emersons Green Bristol



### Property Description

Connells are proud to present this beautifully presented one-bedroom ground floor apartment, new to the market. Situated in the increasingly popular area of Lyde Green, close to local amenities such as the David Lloyd Leisure Club and Emersons Green Retail Park, this well-maintained home is perfect for first-time buyers and investors alike.

The property features an entrance hall with a storage cupboard, a bathroom with both a separate bath and shower, a spacious double bedroom, and a generous lounge with a modern kitchen. Additional benefits include a designated parking space in the rear car park, a bike store, and easy access to open green spaces, including the Bristol to Bath cycle path.



## Hall

Door in from front, doors leading off to principal rooms and a storage cupboard.

## Kitchen

6' 5" x 10' 6" ( 1.96m x 3.20m )

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, gas hob with extractor over, integrated eye-line electric oven, combined washing machine/tumble dryer (staying with the property), integrated fridge freezer, smooth ceiling with recessed spotlights and vinyl flooring.

## Lounge

10' 7" x 15' 2" ( 3.23m x 4.62m )

Double glazed window to the rear aspect, access to kitchen, carpeted flooring and a radiator.

## Bedroom

10' 3" x 13' 3" ( 3.12m x 4.04m )

Double glazed window to the rear aspect, built-in storage cupboard, built-in wardrobe, carpeted flooring and a radiator.

## Bathroom

6' 3" x 9' 1" ( 1.91m x 2.77m )

Panelled bath with mixer tap, W.C., pedestal wash hand basin with mixer tap, walk-in shower cubicle with glass doors, part tiled, vinyl flooring and a radiator.

## Outside

Allocated parking, Access to bike and bin 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EME306286](http://connells.co.uk/Property/EME306286)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Dec 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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Property Ref: EME306286 - 0003