



**Connells**

Jenner Boulevard  
Emersons Green Bristol



### Property Description

A beautifully presented one-bedroom upper floor apartment, perfectly positioned in the desirable Lyde Green development in Emersons Green, Bristol. Offering modern living with stunning views, this apartment is ideal for first-time buyers, professionals, or investors seeking a stylish, low-maintenance home with excellent transport links.

The apartment boasts a spacious open-plan living area which leads out onto a private balcony overlooking the picturesque lake. The open-plan design allows for a light and airy living space, perfect for relaxing or entertaining guests.

The property features a modern fitted kitchen, a generously sized double bedroom, providing ample space for wardrobes and storage. A contemporary shower room, complete with modern fixtures, complements the apartment's overall sleek and stylish design. Additionally, the apartment benefits from loft storage space and an allocated parking space.



The property is within easy reach of a wide range of local amenities, including shops, cafes, supermarkets, and healthcare facilities. The nearby A4174 ring road provides excellent commuter links directly to the M32, M4, and M5 motorways. The M3 metro bus route is about a 5-minute walk away and gives transport direct to Bristol City Centre.

Call Connells today to arrange your viewing.

## Entrance Hall

Irregular Shaped Room 10' 6" max x 8' 6" max ( 3.20m max x 2.59m)

Door in from front, doors to shower room and principal rooms. Two storage cupboards. Wood effect flooring and a radiator.

## Bedroom

8' 3" x 9' 4" ( 2.51m x 2.84m )

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

## Lounge/Kitchen/Diner

10' 5" max x 18' 4" max ( 3.17m max x 5.59m max )

### Kitchen Area

Double glazed window to the side aspect, a range of wall and base units with worktops over. low level electric oven, electric hob with extractor over, one and a half bowl stainless steel sink and drainer with mixer tap. Metro brick tile splashback. Wall mounted boiler, space and plumbing for a washing machine. Space for a free-standing fridge freezer. smooth ceiling with recessed spotlights and wood effect flooring.

### Living Area

French doors leading out to the balcony to the rear aspect, TV point, wood effect flooring and a radiator.

## Shower Room

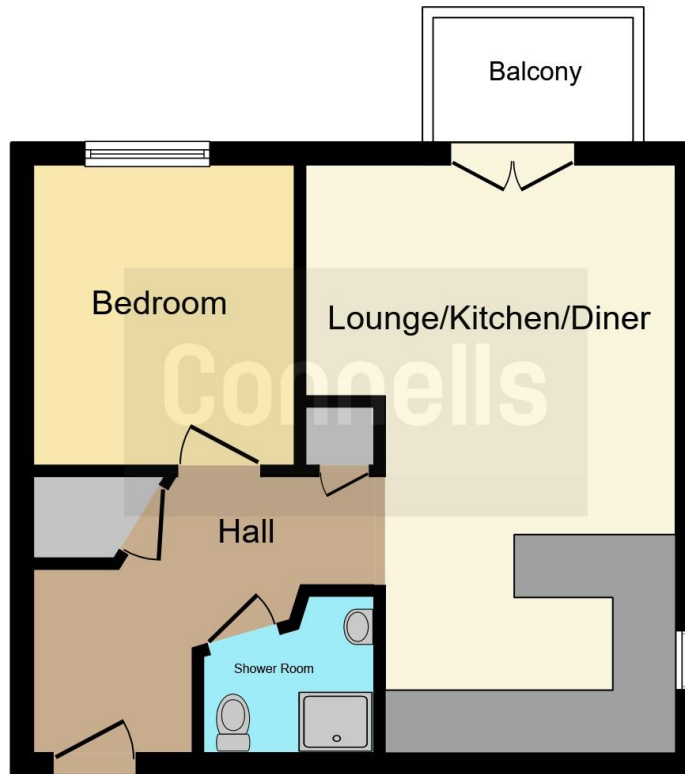
5' 3" x 4' 9" ( 1.60m x 1.45m )

Shower cubicle with glass shower screen, rain shower and handheld mains shower. WC, wash hand basin with mixer tap inset into vanity unit. Part tiled, Chrome heated towel rail.









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

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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