

# Property details approval form

33 Arthurs Close, Emersons Green, Bristol, Avon, England, BS16 7JB

Date: 13 March 2025

Property Ref and Version: EME306571 - 0005

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £190,000

Tenure: Leasehold

## ○ Key Features

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- > Energy Rating: C
- > Two well-proportioned bedrooms
- > Juliet balcony -for natural light
- > Modern family bathroom
- > Carport plus communal parking.
- > Sought-after Emersons Green location
- > Close to shops, cafes, and supermarkets, nearby parks and walking/cycling routes
- > Easy access to M32, M4 & M5
- > Extended Lease - no ground rent.

## ○ Short Description

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Emersons Green offers excellent local amenities, schools, and green spaces, with shops, cafes, and supermarkets just a short walk away. With great transport links to Bristol and beyond, this fantastic home is not to be missed-contact us today to arrange a viewing!

## ○ Long Description

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Located in the heart of Emersons Green, this well-presented two-bedroom flat is perfect for first-time buyers, downsizers, or investors. It features a carport plus communal parking, a bright open-plan kitchen/diner, and a Juliet balcony, bringing in plenty of natural light. The property also includes two bedrooms, a stylish bathroom, and a modern kitchen.

The lease was extended in 2022 so there is no ground rent for this property.

Call Connells now to arrange your viewing.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Hall

Door in from front, storage cupboard, doors of to principal rooms, wood effect flooring and a wall-mounted electric heater.

### Kitchen Area

7' 4" x 10' 4" ( 2.24m x 3.15m )

Double glazed window to the side aspect, a range of wall and base units with worktops over and tiled splashbacks, sink and drainer with mixer tap, eye-level electric oven, electric hob with extractor over, space and plumbing for a washing machine, space for a free-standing fridge freezer, extractor fan and wood effect vinyl flooring.

### Lounge

14' 9" x 10' 3" ( 4.50m x 3.12m )

Double glazed French doors opening to a Juliet balcony to the side aspect, TV point, wall lights, wood effect flooring and a wall-mounted electric heater.

### Bedroom One

11' 2" x 10' ( 3.40m x 3.05m )

Double glazed window to the side aspect, carpeted flooring and a wall-mounted electric heater.

### Bedroom Two

7' 7" x 6' 7" ( 2.31m x 2.01m )

Double glazed window to the side aspect, carpeted flooring and a wall-mounted electric heater.

### Bathroom

5' 5" x 6' 9" ( 1.65m x 2.06m )

Panelled bath with mains shower over, WC, pedestal wash hand basin, part tiled walls and tiled flooring.

### Outside

Carport plus communal parking spaces for visitors.

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## ○ Room Description

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## ○ Property Images



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## ○ Floor Plan



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)

## ○ Approval

Signature

Date

	Signature	Date
Charlie Gooden		
Mr S.J. Poole		