



**Connells**

Willowherb Road  
Emersons Green Bristol



Willowherb Road  
Emersons Green Bristol BS16 7GT

for sale offers in excess of  
**£230,000**



### Property Description

Located in the highly sought-after area of Lyde Green, this well-presented ground floor apartment offers convenient access to a wealth of local amenities and excellent transport links. Residents benefit from proximity to the A4174 Ring Road, providing straightforward connections to the M32, M4 and M5 motorways, making this an ideal location for commuters.

Lyde Green itself is a thriving community with beautifully maintained parks, a selection of cafes, schools, local shops, and easy access to Emersons Green retail centre. Public transport options are excellent, with regular Metrobus services providing rapid routes into Bristol city centre and surrounding areas. With nearby cycle paths, country walks, and the popular Bristol and Bath Railway Path, Lyde Green offers a fantastic blend of city convenience and suburban living.



## Entrance Hall

Door in from front, smooth ceiling, wood effect flooring, storage cupboards, telecommunications phone system for entry, access to bedroom one, bedroom two, family bathroom and open plan kitchen/lounge, and a radiator.

## Bedroom One

8' 1" x 11' 8" ( 2.46m x 3.56m )

Double glazed window to the side aspect, smooth ceiling, built-in wardrobes, wood effect flooring and a radiator.

## En-Suite

4' 4" max x 6' 2" max ( 1.32m max x 1.88m max )

Double glazed obscure window to the side aspect, smooth ceiling, extractor fan, partly tiled walls, walk in shower, WC, wash hand basin with mixer tap, wood effect flooring and a radiator.

## Bedroom Two

8' 1" x 11' 1" ( 2.46m x 3.38m )

Double glazed window to the side aspect, smooth ceiling, wood effect flooring and a radiator.

## Family Bathroom

6' 3" x 6' 3" ( 1.91m x 1.91m )

Extractor fan, smooth ceiling, partly tiled walls, panelled bath with mixer tap, WC, wash hand basin with mixer tap, tile effect flooring and a radiator.

## Kitchen/Lounge

23' 2" max x 10' 6" max ( 7.06m max x 3.20m max )

In the kitchen area, double glazed window to the side aspect, smooth ceiling, range of wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, space for washing machine and tumble dryer, gas hob with extractor over, low-level electric oven, wood effect flooring and space for a freestanding fridge freezer.

In the lounge area, double glazed French doors to the side aspect opening onto a ground floor balcony, wood effect flooring, TV point and two radiators.

## Parking

The property benefits from one allocated parking space.



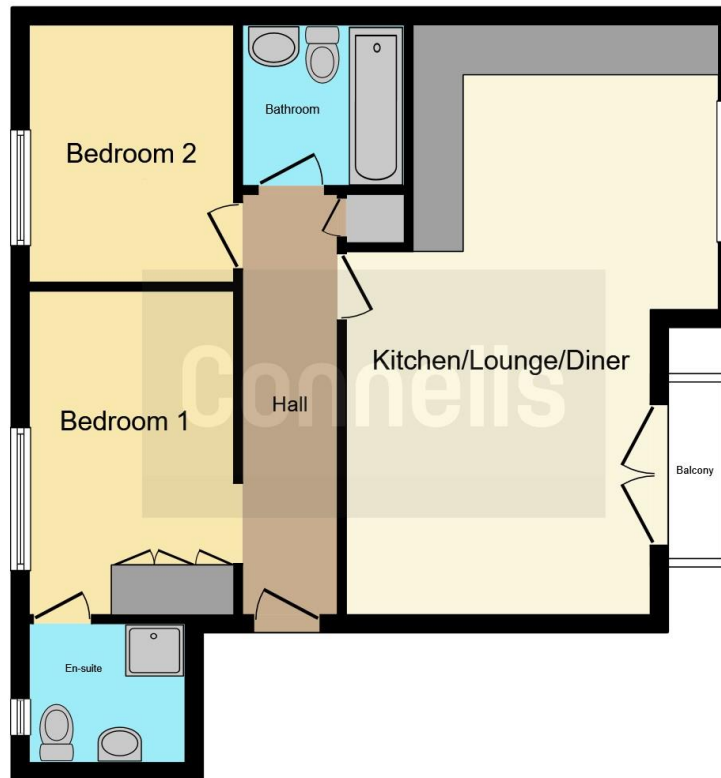












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1800.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EME306682](http://connells.co.uk/Property/EME306682)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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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