





Willowherb Road  
Emersons Green Bristol BS16 7FP

for sale offers in excess of  
**£240,000**



### Property Description

Situated on the second floor, this spacious two-bedroom apartment offers modern open-plan living with a generous wraparound balcony and allocated parking.

Internally, the home features two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. The bathroom is fitted with a three-piece suite, while the open plan kitchen/living area is flooded with natural light from dual aspect glazing and doors that open out onto the balcony. The kitchen offers ample storage with a range of wall and base units, integrated appliances, and space for white goods. The property also includes two hallway storage cupboards, double glazing, gas central heating, and secure telecom entry.

Located within easy reach of local amenities and transport links, this is a fantastic opportunity for first-time buyers or investors alike.

Call Connells to arrange a viewing!



## Entrance Hall

Double glazed window to the side aspect overlooking the parking bays, access to both bedrooms, bathroom, open plan living/kitchen, and two storage cupboards including one housing the fuse board and internet and a radiator.

## Bedroom One

10' 7" x 10' 5" ( 3.23m x 3.17m )

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

## En-Suite

6' 7" max x 3' 9" max ( 2.01m max x 1.14m max )

Smooth ceiling with extractor, partially tiled walls, walk-in shower with hose attachment and sliding glass door, WC, wash hand basin with mixer tap, shaver only socket, vinyl flooring and a radiator.

## Bedroom Two

6' 4" x 10' 7" ( 1.93m x 3.23m )

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

## Bathroom

6' 6" max x 6' 3" max ( 1.98m max x 1.91m max )

Smooth ceiling with extractor, partially tiled walls, panelled bath with mixer tap and shower hose attachment, WC, wash hand basin, vinyl flooring and a radiator.

## Open Plan Kitchen/Living Area:

17' 4" max x 14' max ( 5.28m max x 4.27m max )

Two double glazed windows and one double glazed door to the rear aspect, one double glazed door and one double glazed window to the side aspect leading to a wraparound balcony. The kitchen has a range of wall and base units with worktops over, electric hob with extractor over, low-level electric oven, stainless steel sink with mixer tap, cupboard housing the boiler, space for a washing machine and space for a freestanding fridge freezer. Wood effect vinyl flooring throughout and a radiator.

## Balcony

Wraparound balcony with wooden decking, metal handrails, and glass panel sides.

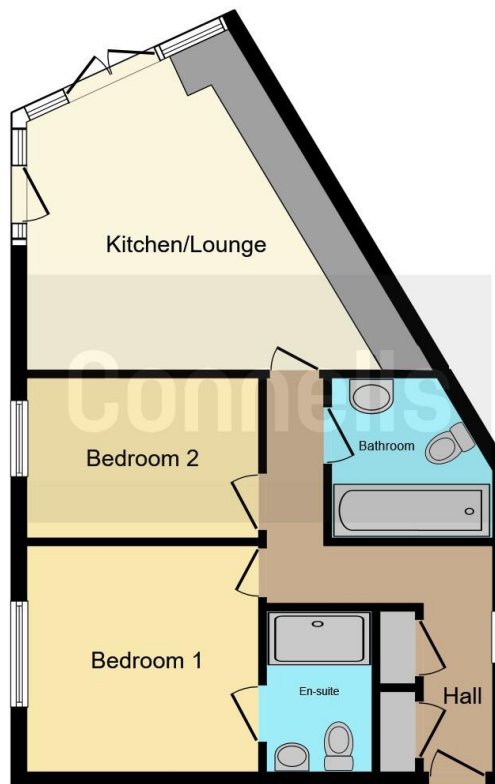












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To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green  
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EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1820.00

Ground Rent:  
 455.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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