



# Corinum Close Emersons Green Bristol BS16 7HW

for sale  
**£240,000**



## Property Description

Located in the heart of Emersons Green, this two-bedroom ground floor flat offers spacious and practical living ideal for first-time buyers, downsizers, or investors.

The open plan lounge and dining room benefits from windows to both front and rear aspects, creating a bright and airy feel. The kitchen includes a range of fitted units, electric hob, low-level oven, and space for all appliances. The hallway provides access to both bedrooms, a family bathroom, and storage cupboard, with a telecom entry phone located by the front door. The master bedroom includes built-in wardrobes and an ensuite shower room, while bedroom two is a generous double. The property further benefits from one allocated parking space, visible from the front lounge window. Situated within walking distance of local shops, amenities, and transport links, this flat is perfectly placed for access to the Ring Road, Metrobus, and cycle paths into the city.





## Entrance Hall

Smooth ceiling, carpeted flooring, wall mounted electric radiator, fuse board, telecom phone and

access to all principal rooms and storage cupboard.

## Bedroom One

Double glazed windows to rear and side aspects, smooth ceiling, built-in wardrobe, carpet flooring and wall mounted electric radiator.

## Ensuite

Double glazed obscured window to rear aspect, part tiled walls, smooth ceiling, walk-in tiled shower with glass panel doors, WC, wash hand basin and wood effect flooring.

## Bedroom Two

Double glazed window to side aspect, smooth ceiling, carpeted flooring and wall mounted electric radiator.

## Family Bathroom

Double glazed window to front aspect, partially tiled walls, panelled bath, WC, wash hand basin and wood effect flooring.

## Open Plan Lounge/Dining Room

Double glazed window to front and rear aspects, carpeted flooring and wall mounted electric radiator.

## Outside

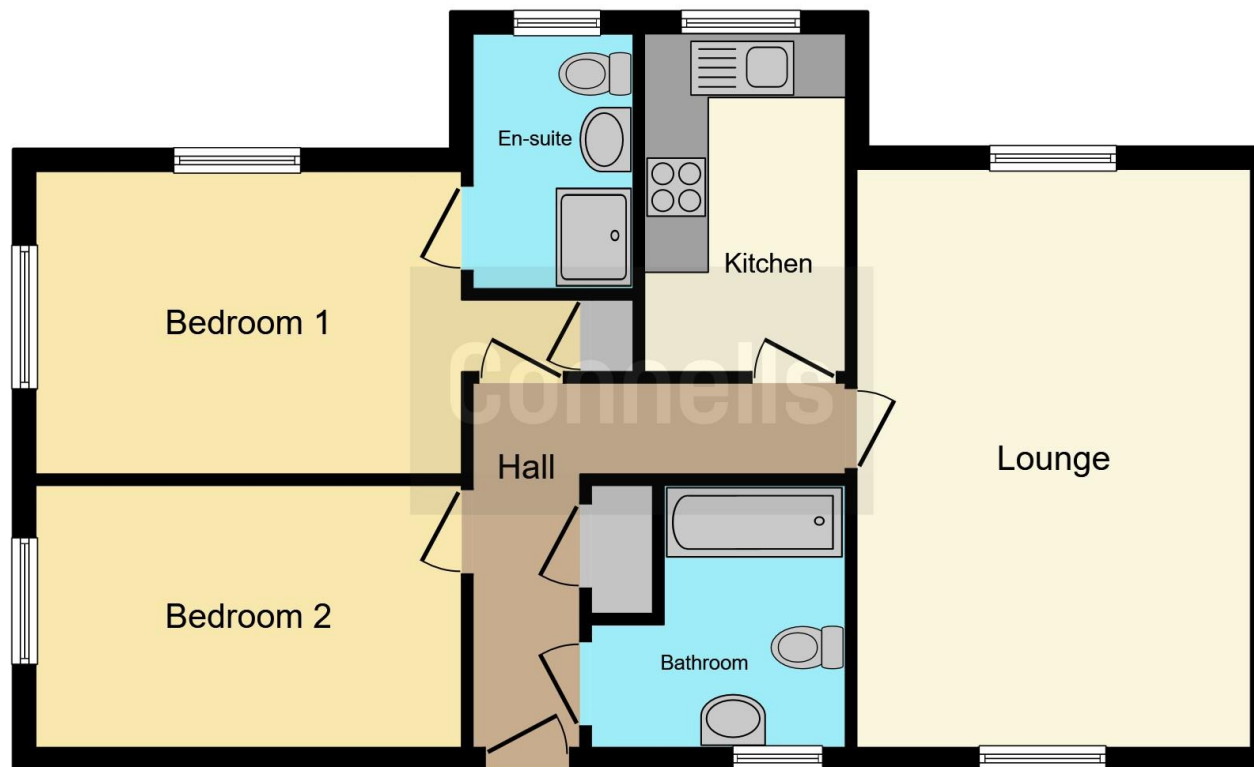
The property includes one allocated parking space, which can be seen from the rear lounge window.











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)

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2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

EPC Rating: C

Council Tax  
 Band: A

Service Charge: 874.00 Ground Rent:  
 80.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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