



HUNTERS

Connells

Jenner Boulevard  
Emersons Green BRISTOL





### Property Description

This well-presented one-bedroom ground floor flat is ideally situated in the sought-after Lyde Green area.

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.

The property features a spacious open-plan kitchen/lounge with French doors opening onto a balcony, a modern shower room and a generously sized bedroom. Additionally, the apartment benefits from an allocated parking space, a security entry system, uPVC double glazed windows and gas central heating.

Call Connells now to secure your viewing!



## Entrance Hall

Two storage cupboards, access to bedroom, bathroom, open plan kitchen lounge, intercom phone and radiator.

## Kitchen/Lounge

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

Kitchen Area:

Double glazed obscured window to the side aspect, smooth ceiling, wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, gas hob with low-level electric oven, space for freestanding fridge freezer, space for washing machine, wood effect flooring and a radiator.

Lounge Area:

Double glazed French doors to the rear aspect opening to balcony, smooth ceiling, TV point, carpet flooring and a radiator.

## Bedroom

9' 4" x 8' 2" ( 2.84m x 2.49m )

Double glazed window to the rear aspect, smooth ceiling, TV point, carpet flooring and a radiator.

## Bathroom

5' max x 5' 6" max ( 1.52m max x 1.68m max )

Smooth ceiling, partially tiled walls, walk-in shower with glass panel door and shower hose attachment, WC, wash hand basin, wood effect flooring and a radiator.

## Parking

Allocated parking space to the rear.



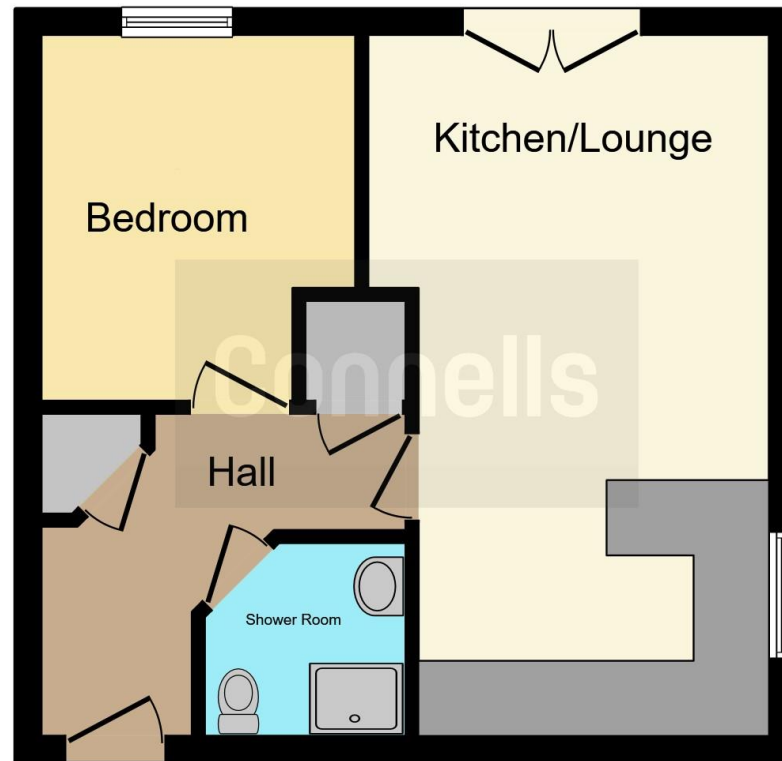












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1672.13

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EME306592](http://connells.co.uk/Property/EME306592)**

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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