



Connells

Jenner Boulevard
Emersons Green BRISTOL

Jenner Boulevard Emersons Green BRISTOL BS16 7JS

for sale
£200,000



Property Description

Located on the second floor of a well-maintained block in the heart of Lyde Green, this spacious one-bedroom flat offers a modern and low-maintenance home ideal for first-time buyers or investors.

The property features a bright open-plan layout, Juliet balcony and allocated parking. With local shops, cafes, and bus stops all within walking distance, Lyde Green's growing infrastructure includes a school, medical centre, and direct access to the A4174 Ring Road, offering easy travel to Bristol and the M4. The nearby MetroBus route and Bristol-Bath cycle path make commuting simple, while Emersons Green Retail Park and David Lloyd Leisure Centre provide excellent amenities just a short distance away.

The flat also includes access to secure bike storage and bin stores, with no onward chain for a smoother move. A great opportunity for buyers seeking a well-connected yet peaceful setting.



Entrance Hall

Access to bedroom, bathroom and lounge/kitchen, built-in storage cupboard, smooth ceilings,

Bedroom

10' x 15' 7" max (3.05m x 4.75m max)

Double glazed window to the rear aspect, built-in storage cupboard, carpet flooring, space for freestanding wardrobe, smooth ceilings, radiator.

Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)

Part tiled walls, panelled bath with mixer tap, walk-in shower cubicle with shower hose attachment and glass sliding door, WC, wash hand basin with mixer tap, tile effect flooring, smooth ceilings, radiator.

Open Plan Kitchen/Lounge

22' 9" x 10' 7" (6.93m x 3.23m)

Kitchen Area:

No window, range of wall and base units with worktops over, stainless steel sink with mixer tap, gas hob with extractor over, eye-level electric oven, integrated fridge freezer, space for washing machine, wood effect flooring, smooth ceilings.

Lounge Area:

Double glazed French doors to the rear aspect opening onto Juliet balcony, carpet flooring, TV point, smooth ceilings, radiator.

Outside

Allocated parking with access to Bin and bike stores.









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:
 1215.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/EME306743](https://www.connells.co.uk/Property/EME306743)

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Dec 2015. 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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Property Ref: EME306743 - 0004