



Connells

Grahams House Emerson Way
Emersons Green Bristol

Grahams House Emerson Way Emersons Green Bristol BS16 7AS

for sale offers in the region of
£240,000



Property Description

Located in the sought-after Graham's House on Emersons Way, this two-bedroom flat offers spacious and modern accommodation. The property features an open plan kitchen/lounge/diner with two double glazed rear windows, wood effect flooring, integrated appliances including a fridge freezer, dishwasher, washer dryer, and electric hob with oven. Both bedrooms are doubles with rear aspect windows and electric radiators. The family bathroom comprises a bath with shower over, glass panel screen, WC, basin, and vinyl flooring. The entrance hall provides access to all rooms and benefits from a built-in storage cupboard housing the water tank. The property includes electric heating, secure entry, and one allocated parking space.



Entrance Hall

11' 8" x 6' 2" (3.56m x 1.88m)

Smooth ceilings, fire alarm, wood effect flooring, fuse board location, access to open plan kitchen lounge, both bedrooms, family bathroom, and built-in storage cupboard housing the water tank.

Open Plan Kitchen/Lounge

18' 5" x 17' (5.61m x 5.18m)

Two double glazed windows to the rear aspect, smooth ceilings, a range of wall and base units with worktops over, 1.5 bowl stainless steel sink with mixer tap, integrated fridge freezer, integrated dishwasher, electric hob with extractor over, low-level electric oven, integrated washer dryer, wood effect flooring, two electric wall mounted radiators.

Bedroom One

10' 8" x 9' 8" (3.25m x 2.95m)

Double glazed window to the rear aspect, carpet flooring, electric wall mounted radiator.

Bedroom Two

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed window to the rear aspect, carpeted flooring, electric wall mounted radiator.

Bathroom

6' 8" x 6' 3" (2.03m x 1.91m)

Part tiled walls, smooth ceilings, panelled bath with shower over and glass panel screen, WC, wash hand basin with mixer tap, vinyl flooring, under-storage cupboard.

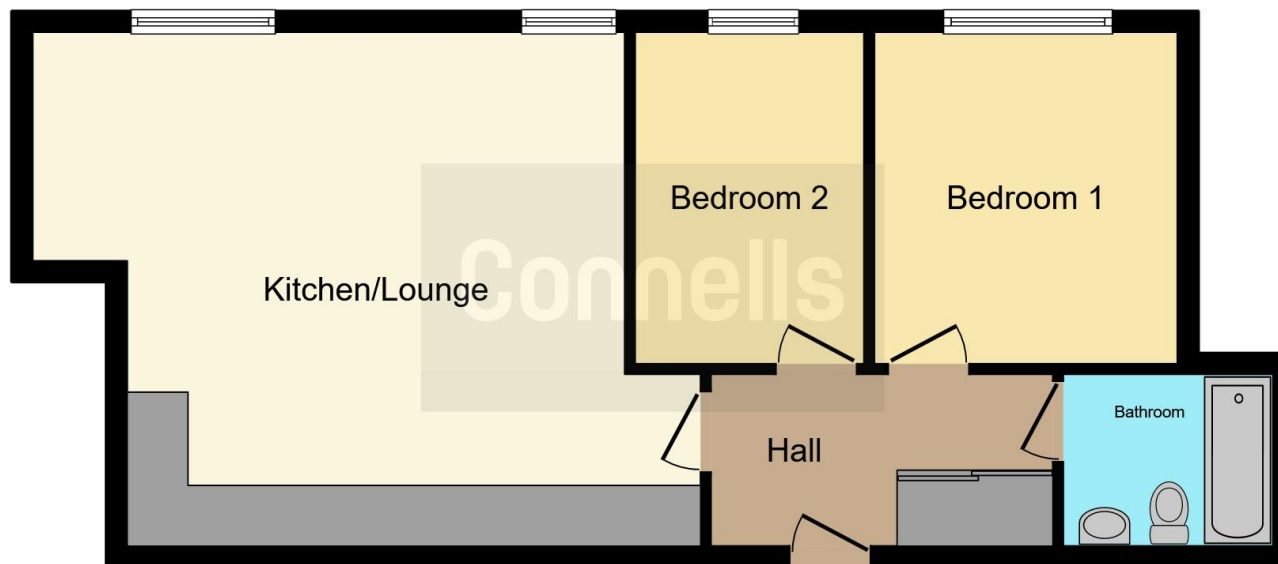
Outside

Allocated parking.









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

To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: C

Council Tax
 Band: B

Service Charge: 325.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EME306678

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 2025. 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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