



Connells

Hollyhock Lane
Emersons Green Bristol

Hollyhock Lane
Emersons Green Bristol BS16 7LT

for sale offers in excess of
£210,000



Property Description

Located in the sought-after Lyde Green development, this spacious two-bedroom ground floor apartment is offered with no onward chain and includes allocated parking to the rear.

The property comprises an open plan kitchen/living area with French doors opening to a Juliet balcony, two good-sized bedrooms and a modern bathroom. The kitchen provides ample storage with fitted wall and base units, integrated oven and hob with extractor, and space for appliances. The hallway provides access to all rooms with an intercom entry system and storage space.

Lyde Green offers a family-friendly setting with local parks, shops and cafés, easy access to the Bristol Ring Road, and direct connections to the M4/M5 motorways and Metrobus links to the city centre.



Agents Note:

There is an Estate Charge of £200 payable pa

Entrance Hall

16' 5" x 3' 6" (5.00m x 1.07m)

Vinyl flooring, fuse board location, intercom telephone system providing entry access to all rooms including bedrooms, bathroom and open plan kitchen/lounge, and a radiator.

Kitchen/Lounge

23' 1" Max x 10' 5" Max (7.04m Max x 3.17m Max)

Double glazed French doors to the side aspect opening to a Juliet balcony. Carpeted flooring to the lounge area, radiator. Kitchen section with double glazed window to the side aspect, range of wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, gas hob with extractor over, low-level electric oven, cupboard housing boiler, space for washing machine and fridge freezer, smooth ceilings with spotlights, and vinyl flooring.

Bedroom One

11' 8" x 8' 1" (3.56m x 2.46m)

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

Bedroom Two

11' 1" x 8' 1" (3.38m x 2.46m)

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

Family Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

Smooth ceilings, part tiled walls, WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower hose attachment over, vinyl flooring, and radiator.

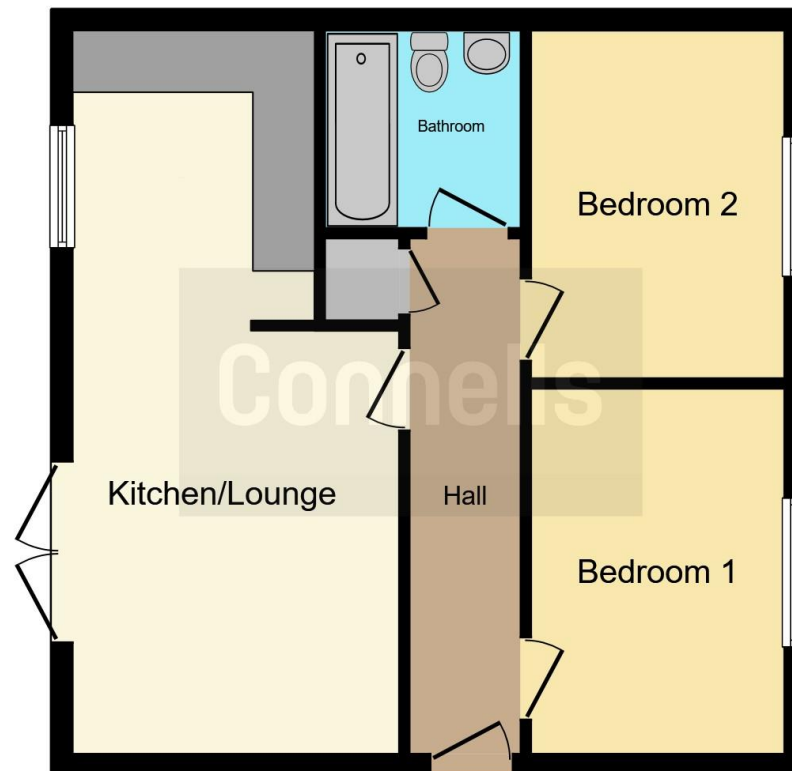
Outside

Allocated parking and step free access through the back door.









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: B

Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EME305505

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.



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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