



**Connells**

Buttercup Crescent  
Emersons Green Bristol



### Property Description

Lyde Green has exceptional access to the ring road and would be ideal for anyone looking to get to the MOD, Aztec West or the M32/ M4/M5 Interchange. Lyde Green also offers easy access to the Bath/Bristol cycle path along with the extra local benefits of 'David Lloyd' Leisure and the park and ride bus facility. The development is also within walking distance to the Bristol/Bath Science Park and Emersons Green with its large retail park.

In brief the property offers the following accommodation. Communal hallway with stairs leading to the first floor with a private entrance to the apartment. Once inside you will find a good size entrance hallway with storage. From the hallway you access an open-plan living room with a modern fitted kitchen with integrated appliances including, a washing machine, dishwasher, fridge and freezer, oven, hob, and extractor hood. The lounge area has dual aspect windows and access to the corner balcony giving enjoyable outside space.

There are two good size bedrooms with the master benefiting from full en-suite facilities and there is a lovely three-piece family bathroom including a shower over bath.

Further benefits include, gas central heating (via a combination boiler) double glazing, allocated parking, external bike store and bin store.

As the property was built in 2017 there are 2 years remaining on the NHBC builders' guarantee.

We feel this apartment is ideally suited to those buying for the first time, downsizers, or investors.



## Entrance Hall

Door in from front, wood effect flooring, storage cupboard, entry phone system, radiator.

## Open Plan Lounge/Diner/Kitchen

22' 4" x 11' 10" ( 6.81m x 3.61m )

Feature dual aspect double glazed windows to front and side, double glazed door to balcony, TV point, radiator.

The kitchen area has a comprehensive range of modern fitted wall and base units with matching worktop surfaces, tiled flooring, 1 1/2 bowl sink & drainer unit with mixer tap, built in dishwasher, built in washing machine, built in oven, hob and extractor, built in fridge and freezer, inset lighting, additional double-glazed window to side. breakfast bar.

## Bedroom One

11' 10" x 9' 9" ( 3.61m x 2.97m )

Double glazed window to front, radiator, wood carpeted, door to en-suite;

## En Suite

6' x 5' 10" ( 1.83m x 1.78m )

Shower cubicle, WC, wash hand basin, towel rail and a radiator.

## Bedroom Two

11' 9" x 6' 11" ( 3.58m x 2.11m )

Double glazed window to front, radiator

## Bathroom

6' 11" x 6' 7" ( 2.11m x 2.01m )

3 piece suite comprising low level WC, pedestal wash hand basin, bath with shower system over, tiled floor, extractor fan, radiator.

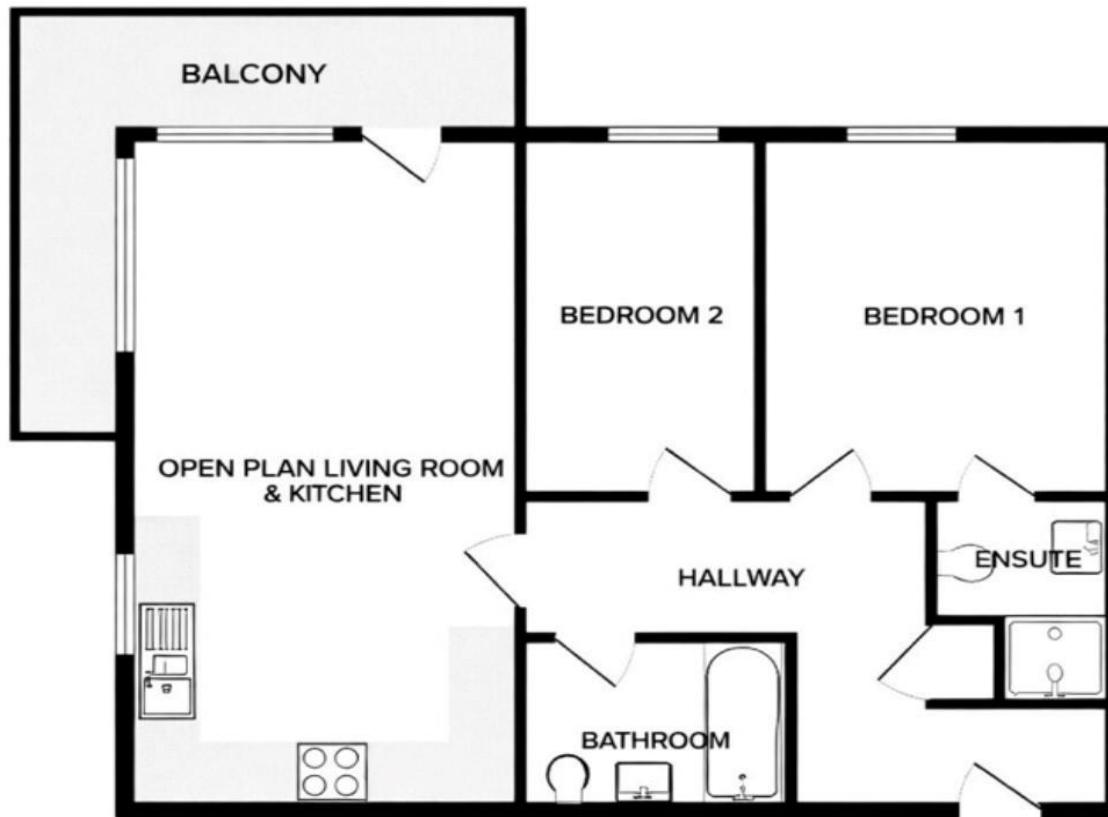
## Balcony

Corner balcony with glass panelling accessed from the living room.









To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green  
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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 1200.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EME306918](http://connells.co.uk/Property/EME306918)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 (x86)\LSS\Matchmaker Connells\Templat

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