

The important bit
 We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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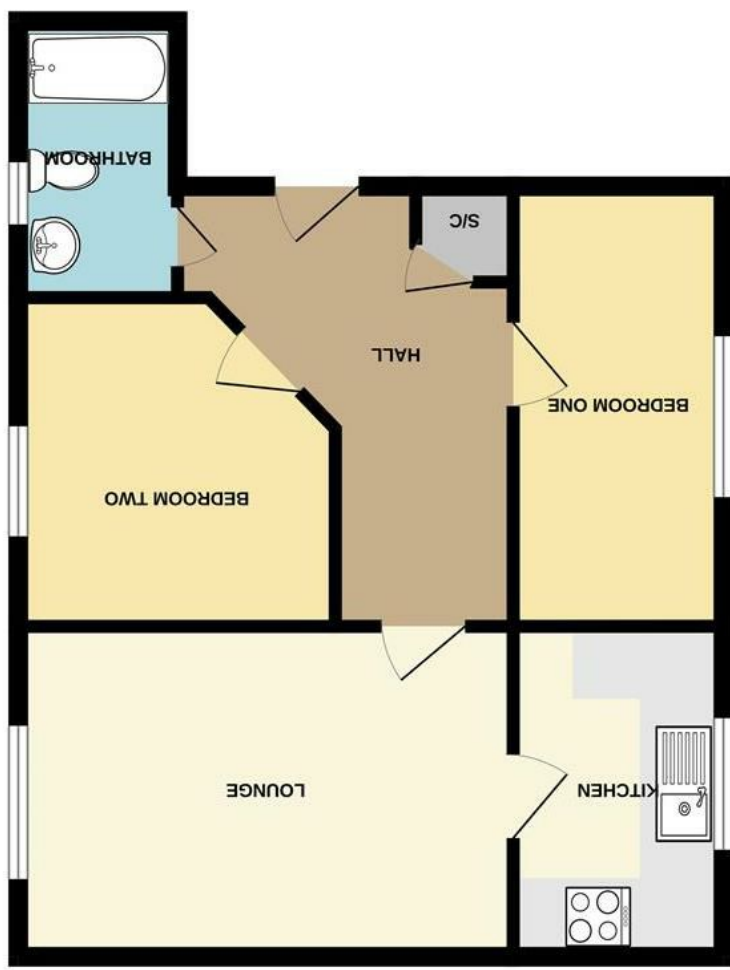
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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GROUND FLOOR



1 Hallen Close, Emersons Green, Bristol, BS16 7JE
 Offers In Excess Of £175,000





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN!! FANTASTIC TWO BEDROOM GROUND FLOOR APARTMENT!!
 This property is located in the ever popular Emersons Green area close to local shops, bars, restaurants and other local amenities. The property also provides great access for those looking to commute using the A4174 Ring Road. Accommodation briefly comprises; shared entrance to building, entrance hall to the apartment, double bedroom, single bedroom, bathroom, lounge/diner and a separate fitted kitchen. Further benefits include; double glazing, electric heating and a allocated parking space in the rear carpark. A must view, call today to arrange your viewing!!



Entrance Hall

8'7" n/t 3'8" x 12'5" n/t 8'2" (2.62m n/t 1.12m x 3.78m n/t 2.49m)

Door from communal hall, phone entry system, storage cupboard with water tank and fuse board, electric heater.

Lounge/Diner

14'9" x 10'11" (4.50m x 3.33m)
 Double glazed window, electric heater, electric fire and surround.

Kitchen

6'3" x 9'11" (1.91m x 3.02m)
 Double glazed window, wall and base units, worktops, tiled splashbacks, sink with drainer, electric hob and oven, cooker hood, tiled flooring, space for washing machine, space for fridge/freezer.

Bedroom One

10'3" x 11'10" (3.12m x 3.61m)
 Double glazed window, electric heater.

Bedroom Two

11'1" max x 7'6" max (3.38m max x 2.29m max)

Double glazed window, electric heater.

Bathroom

6'2" max x 7'0" (1.88m max x 2.13m)
 Double glazed window, enclosed bath with shower over, shower screen, w.c, wash hand basin with vanity, electric heater, part tiled walls, extractor fan, shaver point.

Parking

Allocated parking for one car located in the rear carpark. Bay 1.

Communal Areas

On site there is a communal bin store for use of the residents.

Agent Note

The vendor has advised the lease length remaining is 140 years, yearly ground rent is £200 and yearly service charge is £1,084.66.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	75
England & Wales		EU Directive 2002/91/EC	

