



## Willow 6 Hazel Road, Bristol, BS4 1GA

**£260,000**

A beautifully presented apartment, located within the stunning BoKlok development, offering modern and sustainable homes in the heart of South Bristol.

A home at BoKlok on the Brook means you can easily enjoy all that this vibrant city has to offer. Close by, you will find local schools, parks, shops and commuter routes to the city. The property boasts a contemporary Swedish design with many additional features, including a communal air source pump system and triple glazing. The flat is open-plan and spacious and features two double bedrooms, one of which comes with an en-suite.

The property is perfect for first-time buyers with an appreciation for modern living. The reception room is large with ample space for living and dining and has large windows opening to a balcony, offering an abundance of natural light. The kitchen is tastefully designed and fitted with Ikea units and integrated appliances, making a great space to cook and entertain.

With immaculate communal areas, secure entry systems and a lift for easier access, the property also benefits from allocated parking with electric charger and communal green spaces, including a park, which all adds to the amazing community feel of the development.

This property is not just a flat but a lifestyle. Don't miss this chance to own a piece of sustainable and contemporary living in the heart of the city.



## Communal Entrance

### Entrance

### Open Plan Living

26'3 x 19'9 (8.00m x 6.02m)



### Kitchen Area

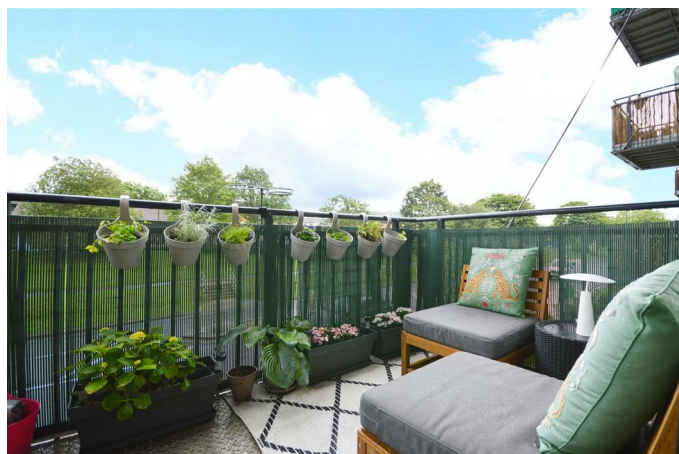


### Sitting/Dining Area



## Balcony

9'10 x 5' (3.00m x 1.52m)



## Master Bedroom

14'6 x 8'9 (4.42m x 2.67m)



## Ensuite



### Bedroom Two

13'7 x 9'1 (4.14m x 2.77m)



### Bathroom

7' x 6'7 (2.13m x 2.01m)



### Parking Space

### Communal Areas



### Specification

Energy Efficiency, Heating & Insulation

Combined communal heating system to the apartments • Grey composite aluminium and timber triple glazed windows to apartments • Insulation installed to warranty standards

Kitchen • IKEA white kitchen with ash effect laminate worktops • IKEA single oven • IKEA induction hob •

IKEA steel extractor hood • IKEA integrated fridge/freezer • IKEA integrated dishwasher • IKEA integrated washer/dryer

Bathroom/En-suite • Contemporary white bathroom suite • Fitted bathroom furniture & mirrors • Chrome taps and shower • Chrome and glass shower enclosure with glass screen to bath • Towel radiator • Ceramic tiling to floors

Electrical Installation • TV point to lounge and bedroom one, wired to communal satellite • Under cabinet lighting to kitchen wall units • Downlighters to kitchen, bathroom and en-suite (where applicable) • Vehicle charging point •

Outside • Communal bike stores • Dedicated parking spaces to all homes • Painted steel balcony with decking to apartments

### General

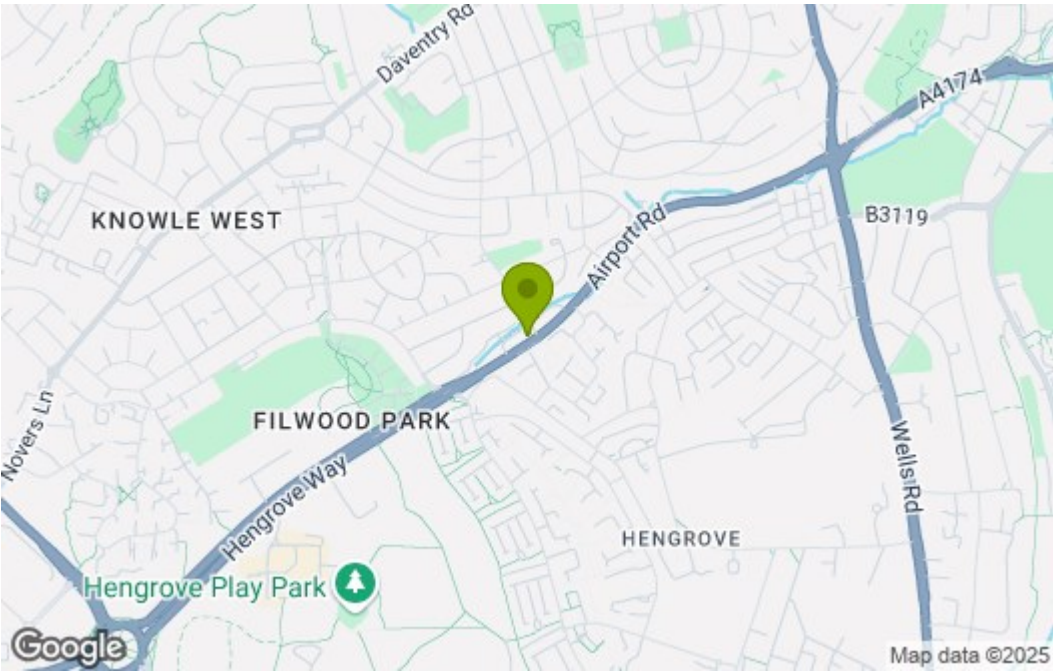
We are advised by the seller that the property benefits from the remainder of a 999 year lease commencing 1st October 2021. Maintenance charges are paid bi annually with the last statement totaling £880 for the 6 month period. Air source heating & system maintenance is billed as a standing charge, subject to reasonable usage limits.

The apartment benefits from a 10 year NHBC warranty with just over 6 years remaining.

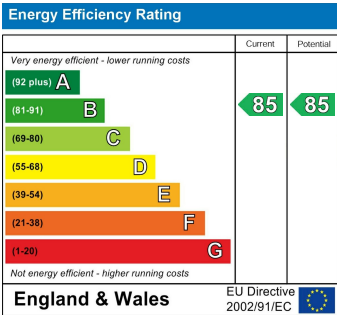
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.