



Jenner Boulevard, Emersons Green BRISTOL BS16 7JS

welcome to

Jenner Boulevard, Emersons Green BRISTOL

This superb apartment combines modernity, homeliness and convenience perfectly. The property boasts a desirable Lyde Green location, allocated parking and spacious rooms throughout. Here we find the added benefit of large linking spaces, ensuite to master and allocated parking.

Entrance

The attractive entrance is access to the rear beyond the private car parking complete with smart boundary and herbaceous borders. A well maintain communal hallway space leads to the front door. A modern door leads inwards,

Hallway

Once inside you are met by a particularly spacious hallway leading to all areas. The space complete with modern flooring instantly accentuates the feeling of space as found throughout and offers the room for additional decorative and functional items. Addition storage cupboards also found here.

Living Space And Kitchen

23' 4" max x 10' 7" max (7.11m max x 3.23m max)
The stylish main living space very comfortable incorporates the generous lounging area and kitchen with consummate ease. The decor is such that it manages to combine modernity and homeliness perfectly. Window to the front and corner offer gorgeous light and short partition walls neatly define the kitchen space. ** The kitchen is complete with wall and base units, various integrated appliances plus gas hob with matching brushed steel extractor.

Bedroom 1

14' 1" max x 10' 4" max (4.29m max x 3.15m max)
Well proportioned double bedroom with window to the front aspect. Finished to the highest standard with carpet, pendant light and neutral decor. Leads to ensuite.

Ensuite

Again...presented to the highest standard! Complete with oversized shower cubicle, WC and basin.

Bedroom 2

10' 7" max x 9' 2" max (3.23m max x 2.79m max)
Another good sized bedroom which is also beautifully light and bright. Currently used as a child's bedroom but offers flexible usage options.

Bathroom

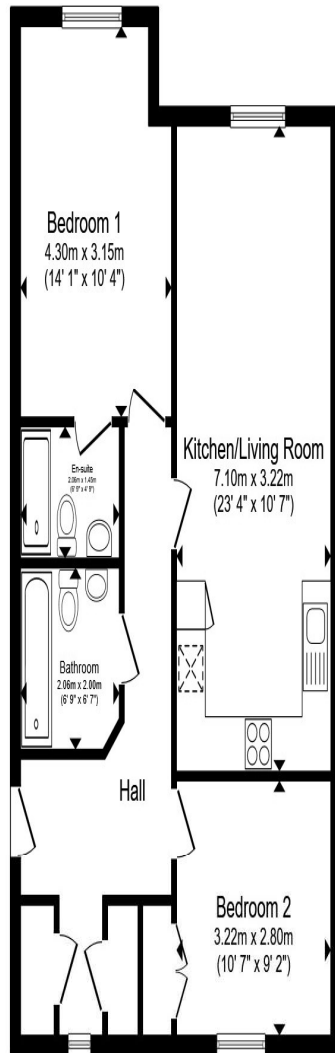
Well presented three-piece family bathroom. Finished in stylish blue and white contrasting colours.

External Parking

Parking to the rear. Allocated parking for one vehicle.

Agents Notes

We have been advised that the lease length is 125 years as of 14/12/2015, the monthly service charge is £110 and the ground rent is £300 p/a. We recommend that all legal and financial information is checked independently.



Total floor area 67.6 m² (728 sq.ft.) approx

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.propertybox.io



welcome to

Jenner Boulevard,

Emersons Green BRISTOL

- Desirable Two Bedroom / Two Bathroom Apartment
- Spacious and Very Well Presented Throughout
- Generous Open-Plan Main Living Space
- Sought-After Ground Floor Position In This Well Maintained Building
- Well Proportioned Ensuite to Master / Sizable Linking Areas / Additional Storage

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



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Property Ref:
STG110011 - 0002

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0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



[allenandharris.co.uk](https://www.allenandharris.co.uk)