





Property Description

A charming two-bedroom first floor apartment set within a Grade II Listed building, enjoying access to attractive communal grounds and offering approximately 826 sq ft of well-proportioned accommodation.

Situated within this characterful and historic building, this spacious apartment combines period appeal with practical modern living. The accommodation is thoughtfully arranged with a generous reception/dining room providing an excellent main living and entertaining space, a separate fitted kitchen, two well-proportioned bedrooms and a bathroom.

The property further benefits from communal grounds, providing a pleasant outdoor setting, while the Grade II Listed status adds a distinctive sense of character and heritage rarely found in modern apartment developments.

The accommodation briefly comprises an entrance hall, spacious reception/dining room, fitted kitchen, two bedrooms and bathroom. Bedroom One measures approximately 13' x 8'9", with Bedroom Two measuring approximately 13'1" x 6'11" maximum. The reception/dining room is particularly impressive at approximately 20'11" x 15'1", offering plenty of space for both comfortable seating and dining.

An excellent opportunity for buyers seeking a character property with generous accommodation, communal outdoor space and the convenience of apartment living.

Entrance Hall

Welcoming entrance hall providing access to the principal rooms.

Kitchen

A particularly spacious and versatile reception/dining room, providing ample room for comfortable lounge furniture and a dining table. Windows provide natural light, while the generous proportions make this an excellent space for entertaining and everyday living.

Bedroom One

A well-proportioned double bedroom with space for a range of bedroom furniture and enjoying natural light from the front-facing window.

Bedroom Two

A versatile second bedroom, suitable as a single bedroom, guest room or home office, with useful proportions and natural light.

Bathroom

Fitted bathroom comprising a shower enclosure, WC and wash hand basin, together with space for the usual bathroom furnishings.

Communal Grounds

The property benefits from access to communal grounds, providing attractive shared outdoor space and an appealing setting for residents to enjoy.

Parking

Communal parking

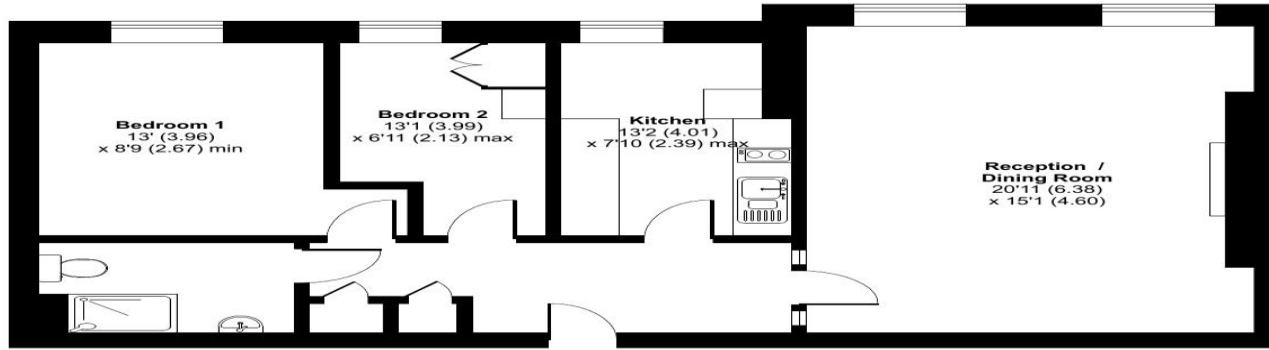
Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



Westerleigh Road, Bristol, BS16

Approximate Area = 826 sq ft / 76.7 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1496771

To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: D

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
4656.00

Tenure: Leasehold

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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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