

# Brunt & Fussell



## 194 Jenner Boulevard, Emersons Green, Bristol, BS16

£235,000

VENDORS SUITED! This stylish modern second floor flat, which is extremely well presented throughout and would make an ideal first purchase. Situated on this modern development with all amenities nearby, the accommodation comprises, hallway, open plan living room/kitchen/dining area with French doors leading to balcony, two double bedrooms and bathroom. This property is Idea for sharing! The flat is simply ready to move in to, boasting off-street parking, gas central heating and uPVC double glazing and communal bike store. Viewing highly recommended.

Energy Rating B. Council Tax Band B.

£1672.13 per annum service charge. £250 annual ground rent, 113 years remaining on lease.

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



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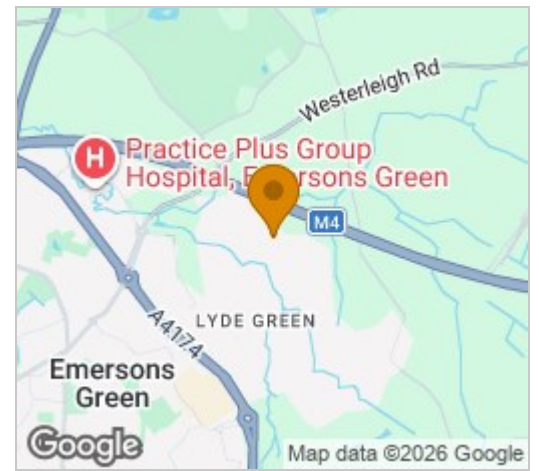


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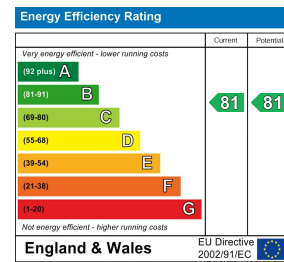
# Floor Plan



# Area Map



# Energy Efficiency Graph



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