

for sale

£265,000



Goosefoot Road Emersons Green Bristol BS16 7LX

A modern two-bedroom apartment with balcony, and spacious open plan living area. Situated in popular Lyde Green with PARKING great transport links to the A4174, M32, M4, and M5. Ideal for first-time buyers or investors.

Goosefoot Road Emersons Green Bristol BS16 7LX

Kitchen/Living

24' 2" x 13' 2" (7.37m x 4.01m)

En Suite

Bedroom One

11' 1" x 11' 2" (3.38m x 3.40m)

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Bathroom

7' 10" x 6' 1" (2.39m x 1.85m)







To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307148 - 0005

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 150.00

view this property online
[connells.co.uk/Property/EME307148](https://www.connells.co.uk/Property/EME307148)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk