

for sale

£250,000



Harebell Road Emersons Green Bristol BS16 7PZ

A beautifully presented top floor two-bedroom apartment offering stylish and modern living throughout. Featuring a spacious open-plan kitchen/living area with access to a private balcony, two well-proportioned double bedrooms, a contemporary bathroom and ample storage,



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Entrance Hall

A welcoming entrance hall providing access to all rooms within the apartment. Benefitting from two useful storage cupboards, ideal for coats, shoes and household essentials.

Open-Plan Kitchen/Living Room

A fantastic open-plan living space offering plenty of room for both lounge and dining furniture. The modern fitted kitchen features a range of contemporary wall and base units with ample work surfaces and space for integrated appliances. French doors flood the room with natural light and open directly onto the private balcony.

Balcony

A private outdoor space, perfect for enjoying a morning coffee, outdoor dining or relaxing during warmer months.

Bedroom One

A spacious double bedroom with a large window allowing plenty of natural light. Offering ample space for wardrobes and additional bedroom furniture.

Bedroom Two

A second generous double bedroom, ideal as a guest room, home office or nursery, with space for a double bed and storage.



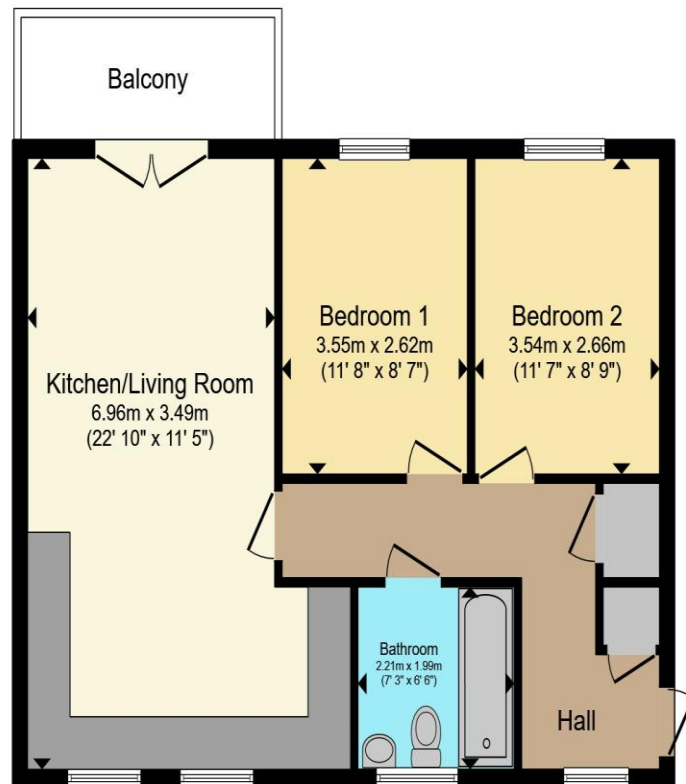
Bathroom

A modern family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, finished with contemporary tiling and fittings.

Agents 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.





Total floor area 62.1 m² (668 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

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2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

Property Ref: EME307255 - 0002

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1200.00

Ground Rent: 100.00

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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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