



Willow 6 Hazel Road, Bristol, BS4 1GA

£245,000

A beautifully presented apartment, located within the stunning BoKlok development, offering modern and sustainable homes in the heart of South Bristol.

A home at BoKlok on the Brook means you can easily enjoy all that this vibrant city has to offer. Close by, you will find local schools, parks, shops and commuter routes to the city. The property boasts a contemporary Swedish design with many additional features, including a communal air source pump system and triple glazing. The flat is open-plan and spacious and features two double bedrooms, one of which comes with an en-suite.

The property is perfect for first-time buyers with an appreciation for modern living. The reception room is large with ample space for living and dining and has large windows opening to a balcony, offering an abundance of natural light. The kitchen is tastefully designed and fitted with Ikea units and integrated appliances, making a great space to cook and entertain.

With immaculate communal areas, secure entry systems and a lift for easier access, the property also benefits from allocated parking with electric charger and communal green spaces, including a park, which all adds to the amazing community feel of the development.

This property is not just a flat but a lifestyle. Don't miss this chance to own a piece of sustainable and contemporary living in the heart of the city.

Communal Entrance

Entrance

Open Plan Living

26'3 x 19'9 (8.00m x 6.02m)



Balcony

9'10 x 5' (3.00m x 1.52m)



Master Bedroom

14'6 x 8'9 (4.42m x 2.67m)



Kitchen Area



Sitting/Dining Area



Ensuite



Bedroom Two

13'7 x 9'1 (4.14m x 2.77m)



Bathroom

7' x 6'7 (2.13m x 2.01m)



Parking Space

Communal Areas



Specification

Energy Efficiency, Heating & Insulation

Combined communal heating system to the apartments • Grey composite aluminium and timber triple glazed windows to apartments • Insulation installed to warranty standards

Kitchen • IKEA white kitchen with ash effect laminate worktops • IKEA single oven • IKEA induction hob •

IKEA steel extractor hood • IKEA integrated fridge/freezer • IKEA integrated dishwasher • IKEA integrated washer/dryer

Bathroom/En-suite • Contemporary white bathroom suite • Fitted bathroom furniture & mirrors • Chrome taps and shower • Chrome and glass shower enclosure with glass screen to bath • Towel radiator • Ceramic tiling to floors

Electrical Installation • TV point to lounge and bedroom one, wired to communal satellite • Under cabinet lighting to kitchen wall units • Downlighters to kitchen, bathroom and en-suite (where applicable) • Vehicle charging point •

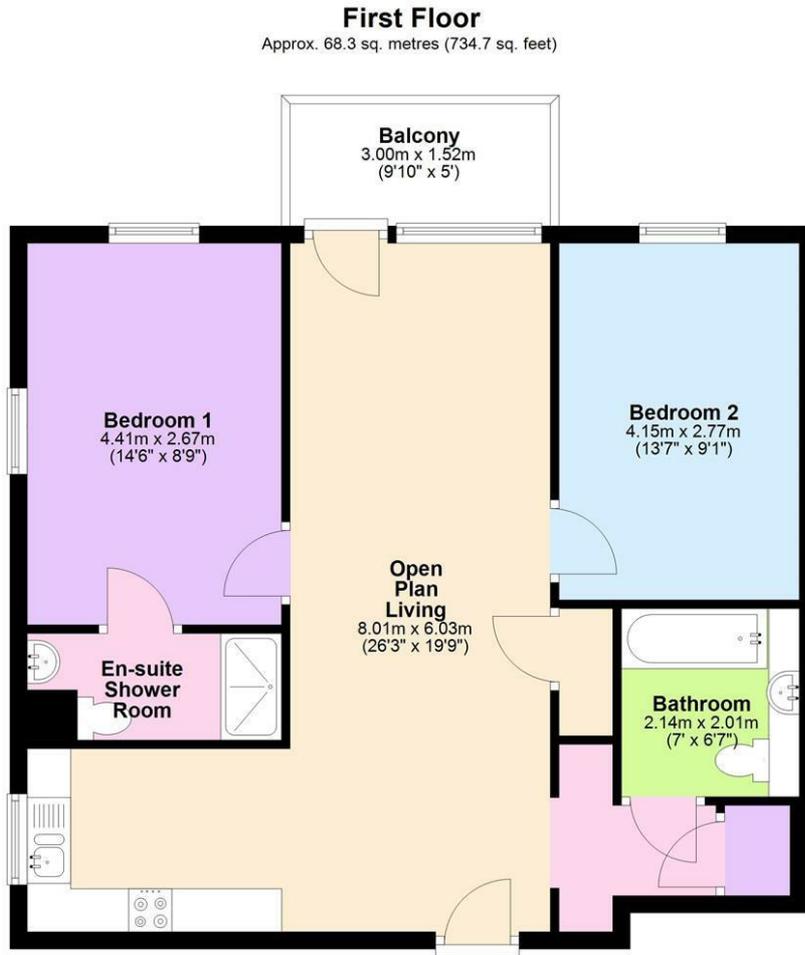
Outside • Communal bike stores • Dedicated parking spaces to all homes • Painted steel balcony with decking to apartments

General

We are advised by the seller that the property benefits from the remainder of a 999 year lease commencing 1st October 2021. Maintenance charges are paid bi annually with the last statement totaling £2,436.00 for the 12 month period. Air source heating & system maintenance is billed as a standing charge, subject to reasonable usage limits.

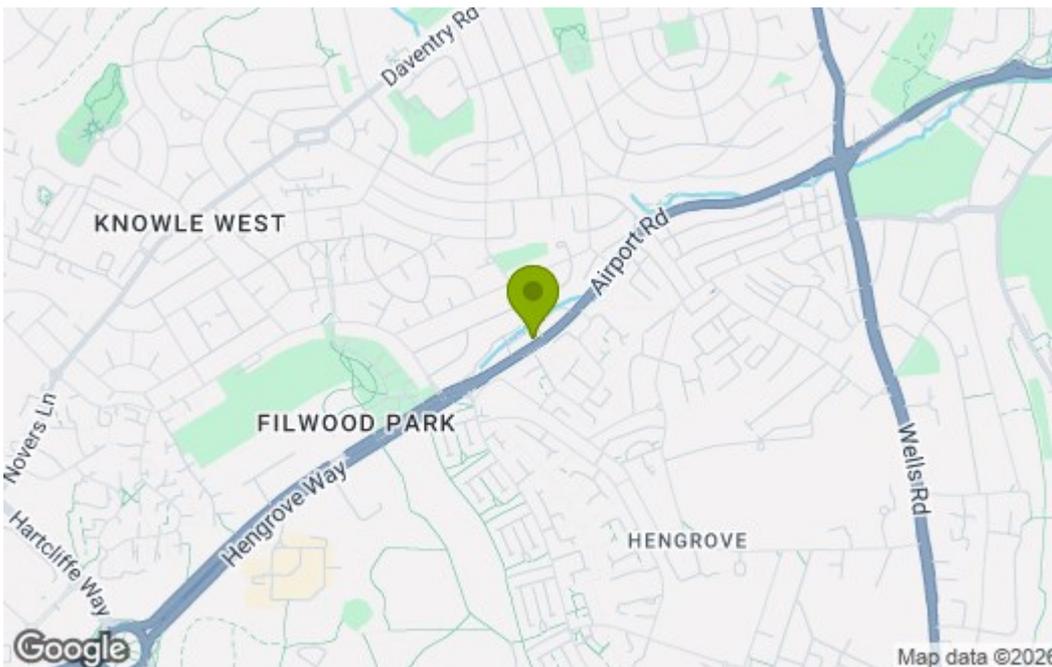
The apartment benefits from a 10 year NHBC warranty with just over 6 years remaining.

Floor Plan



Total area: approx. 68.3 sq. metres (734.7 sq. feet)
Apt 12 Willow , 6 Hazel Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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