



Connells

44b Harebell Road
Emersons Green Bristol

44b Harebell Road
Emersons Green Bristol BS16 7QA

for sale guide price
£260,000



Property Description

Located in the sought-after Lyde Green development, this well-presented two-bedroom Ground Floor apartment offering spacious and modern living, en suite. The property comprises of an entrance hall with storage, a generous open plan living area with balcony access, two bedrooms and a contemporary family bathroom. Further benefits include gas central heating, double glazing, integrated appliances, and allocated parking and further visitor parking.

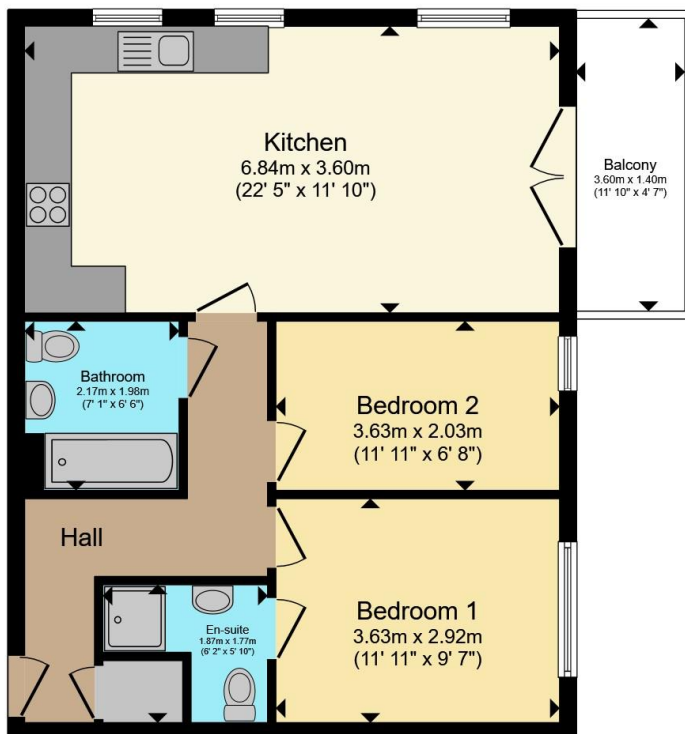
Lyde Green is a popular area for professionals and families alike, known for its community feel, open green spaces, and nearby amenities. The property is ideally located for access to the A4174 Ring Road, M32, M4, and M5 motorways, making it perfect for commuters. The area also benefits from good local schools, a nearby MetroBus service offering direct routes into Bristol city centre, and proximity to Emersons Green retail centre with shops, cafes, and a large supermarket.

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.







Total floor area 60.9 m² (656 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

Connells



To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: B

Council Tax
Band: B

Service Charge:
1146.12

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EME307222

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.

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