

for sale

offers over **£235,000** Leasehold



Harebell Road Emersons Green Bristol BS16 7QA

Connells are delighted to offer to market This modern One-bedroom GROUND FLOOR apartment 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.

- Energy Rating: B
- Beautifully presented ground floor apartment
- Owned from new in 2022 and well maintained
- Lounge opening to upgraded modern kitchen

Property Details

Entrance Hallway

spacious entrance hallway leading to all rooms.

Living Room

22' 3" x 11' 5" (6.78m x 3.48m)

A good size lounge opening into a stylish upgraded kitchen complete with integrated appliances, including a double oven and integrated fridge/freezer.

Bedroom One

11' 6" x 10' (3.51m x 3.05m)

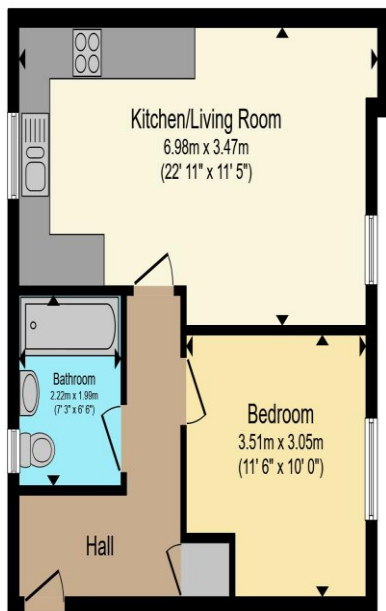
There is a generous double bedroom and a modern bathroom, all finished to a high standard.

Bathroom

6' 7" x 7' 3" (2.01m x 2.21m)

Modern fitted bathroom suite with Wc, whb ex fan shower over bath with screen, double glazed window to rear elevation.





Ground Floor

Total floor area 44.9 m² (483 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



To view this property please contact Connells on

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Property Ref: EME307045 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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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