



12 Buttercup Crescent, Emersons Green, Bristol, BS16 7LE

£190,000



Like what you see?

Get in touch to arrange a viewing!

📞 t: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

and get lots of help at!

🌐 www.bluesky-property.co.uk

Don't forget to register and stay ahead of the crowd.

The Important Bit

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.
Made with Mapbox 52025



Council Tax Band: B | Property Tenure: Leasehold

1 BEDROOM GROUND FLOOR APARTMENT IN THE POPULAR LOCATION OF BUTTERCUP CRESCENT IN EMERSONS GREEN. This delightful apartment offers a perfect blend of modern living. Upon entering, you will find a well-proportioned kitchen / lounge that invites natural light, creating a warm and welcoming atmosphere. The apartment features a comfortable bedroom, ideal for relaxation, and a contemporary bathroom that meets all your needs. One of the standout features of this property is the allocated parking space for one vehicle, ensuring that you have a secure and convenient place to park. The communal grounds provide a pleasant outdoor space, perfect for enjoying the fresh air or a leisurely stroll. Location is key, and this apartment does not disappoint. It is within walking distance to local amenities, making daily errands a breeze. Additionally, with easy access to the A4174 ring road & the Metro Bus Services, commuting to nearby areas is straightforward, enhancing the appeal for both professionals and those seeking a peaceful retreat. This property is an excellent opportunity for first-time buyers or investors looking for a low-maintenance home in a desirable area. With its modern features and prime location, this apartment is sure to attract interest. Do not miss the chance to make this lovely flat your new home.



Communal Entrance

Door into communal entrance, telecom entry phone system, post box, gas & electric cupboards, door to rear of building.

Hallway

10'3" maxx 11'7" max (3.12m maxx 3.53m max)

Door into hallway, double glazed window to front, storage cupboard, wood effect flooring, telecom entry phone system,

Bedroom

11'7" max x 10'10" max (3.53m max x 3.30m max)

Double glazed window to rear, wood effect flooring, radiator,

Bathroom

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

Obscure double glazed window to front, bath with shower above, wash hand basin, W.C, part tile splash backs, wood effect flooring, extractor fan, radiator,

Lounge/Kitchen

23'7" max x 10'9" (7.19m max x 3.28m)

Double glazed door and window to

rear, double glazed window to front, the kitchen consists of matching wall and base units with worktops, 1 & a 1/2 bowl stainless steel sink with mixer taps and drainer, built in electric cooker, gas hob with extractor hood above, gas combi boiler in cupboard, wood effect flooring, radiator, space for the following appliances:- fridge/freezer, washing machine & slimline dishwasher,

Parking

1x allocated space - bay 12, visitor spaces available,

Communal Grounds

The property benefits from communal grounds to the rear, our vendors have a patio area from their kitchen/lounge which they maintain, the rest of the grounds is mostly laid to lawn with bushes and trees enclosing.

Agents Note

The vendors have advised the property is leasehold with 116 years remaining (started as 125 years). There is an annual service charge of £1,400 (this includes building insurance) and an annual ground rent charge of £250. All this information needs to be verified by a solicitor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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	

