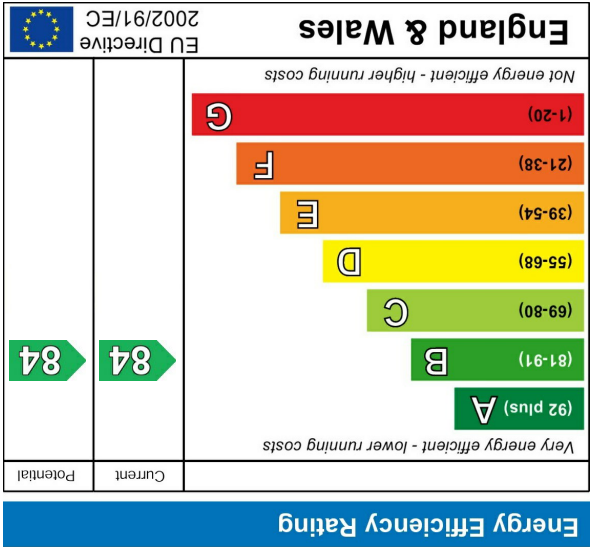
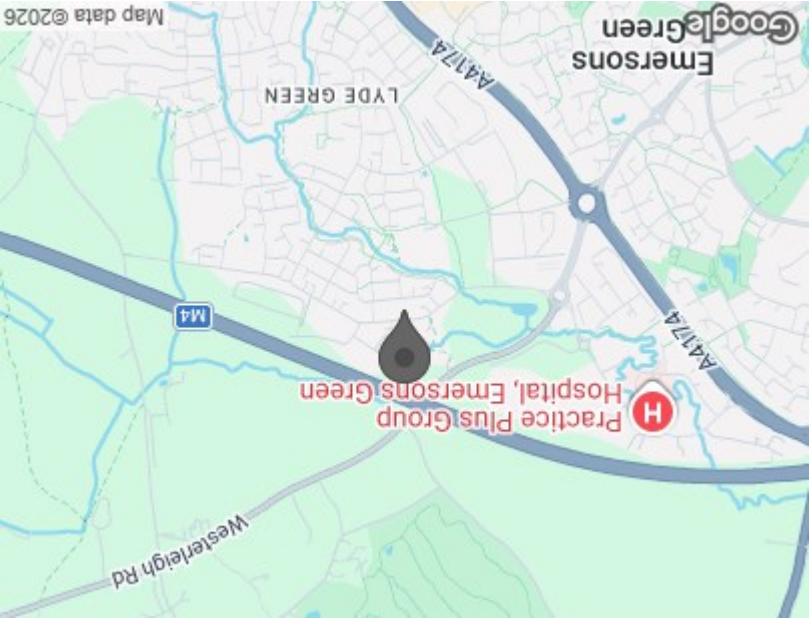




FLOOR PLAN

AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



JENNER BOULEVARD
EMERSONS GREEN, BRISTOL, BS16 7JS

£1,450 PER CALENDAR

SECURITY



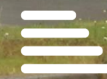
2



2



1



B



- Second Floor Apartment**
- Entrance Hall**
- Lounge/Dining Room**
- Kitchen**
- Bedroom One**
- Ensuite Shower Room**
- Bedroom Two**
- Bathroom**
- Outside**
- Allocated Parking**



Welcome to this charming apartment located on Jenner Boulevard in the sought-after area of Lyde Green, Bristol. Conveniently located for access to the A4174, M32 and M4, M5 corridors and near to the Bristol and Bath Science Park and the Lyde Green Park and Ride.

The property is available from 9th October and includes all noted contemporary furnishings plus bespoke blinds to all windows and doors.

Upon entering, you are greeted by a bright and airy hallway with two generous sized storage cupboards. There is a console table included with the tenancy. Doors give access to all rooms.

The dual aspect lounge dining room boasts a Juliette balcony to the front elevation and window to the side. The fully furnished room includes a sofa and arm chair with matching cushions, television table, coffee table, side table and a dining table with four chairs.

The room extends into the kitchen with a range of modern wall and base units in white gloss with integrated appliances including a tall fridge/freezer, dishwasher, washer/dryer, oven, hob and extractor hood.

The property features two double bedrooms, the principal room benefitting a super king bed and mattress, dresser and matching bed side cabinets.

Bedroom two has a built in wardrobe with mirror fronted doors, additional wardrobe, double bed, mattress and bed side cabinets.

The apartment offers the convenience of two bathrooms, including an ensuite shower room attached to one of the bedrooms, ensuring privacy and comfort for all residents.

With parking available for one vehicle, you won't have to worry about searching for a spot after a long day. The property comes fully furnished, allowing you to move in and start enjoying your new home straight away.

EPC – B
Council Tax – B
Holding Deposit – £334
Deposit – £1673

