



Approximate Area = 513 sq ft / 47.6 sq m  
 For identification only - Not to scale

**Tulip Road, Emersons Green, Bristol, BS16**

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/drain 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.

**The Important Bit**

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**Get in touch to arrange a viewing!**

**Like what you see?**



**41 Tulip Road, Emersons Green, Bristol, BS16 7NG**  
**Offers In Excess Of £200,000**





Council Tax Band: B | Property Tenure: Leasehold

Welcome to this stunning top-floor apartment located on Tulip Road in the desirable area of Emersons Green, Bristol. Built in 2023, this modern one-bedroom property offers a perfect blend of contemporary living and comfort, making it an ideal choice for first-time buyers or those seeking a stylish rental. This spacious home features an open-plan lounge, dining and kitchen area, creating a spacious and inviting atmosphere. The well-presented double bedroom provides a peaceful retreat, while the bathroom is designed with modern fixtures and finishes, ensuring convenience and style. One of the standout features of this property is the delightful balcony, where you can enjoy fresh air and lovely views, perfect for relaxing after a long day. Additionally, the apartment comes with an allocated parking bay, providing ease and security for your vehicle. Situated in a vibrant community, this apartment is close to local amenities, parks and excellent transport links, making it easy to explore all that Bristol has to offer. With its contemporary design and prime location, this apartment is a fantastic opportunity not to be missed. We invite you to come and experience the charm of this exceptional property for yourself.



**Communal Hallway**

Access to building.

**Entrance Hall**

15'3 x 3'5 (4.65m x 1.04m)

Door to apartment, doors to rooms, dado rail, electric heater, storage cupboard housing fuse board, radiator.

**Kitchen/Diner/Lounge**

17'9 max x 14'5 max (5.41m max x 4.39m max)

Kitchen area open to dining area/lounge area, double glazed window to side, cupboard housing wall mounted gas combi boiler, wall and base units with worktops, integrated slimline dishwasher, integrated washing machine, integrated fridge/freezer, gas hob, electric hob and extractor over, one and a half bowl sink and drainer. Dining area/Lounge area with double glazed French door to balcony, open from kitchen area, two radiators.

**Balcony**

8'3 x 3'8 (2.51m x 1.12m)

Enclosed balcony with artificial lawn.

**Bedroom**

13'6 max x 12'10 max (4.11m max x 3.91m max)

Double glazed window to rear, TV point, radiator.

**Bathroom**

7'1 x 6'9 (2.16m x 2.06m)

Obscured double glazed window to rear, panelled bath with mixer tap and shower, shower screen, part tiled walls, pedestal wash hand basin, tiled splash backs, W.C, heated towel rail.

**Parking**

One allocated parking space, number 41.

**Bin & Cycle Store**

Secure bike store with racking, bin store. For use of the residents.

**Agent Note**

The vendor has advised there are 995 years remaining on the lease. There is no ground rent paid. The service charge is £1,473.16 per year. The service charge is reviewed yearly. There is also a site fee paid for maintenance of the development, £280.43 per year and this charge is reviewed yearly.



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

