



Connells

Jarratts Road  
BRISTOL





## Property Description

Located within a modern and well-maintained development, this immaculately presented two-bedroom ground floor apartment at Jarratts Road offers stylish, low-maintenance living-perfect for first-time buyers, downsizers, or investors alike.

The property boasts a bright and contemporary interior throughout, with a well-proportioned layout designed for comfort and practicality. At the heart of the home is a spacious open-plan living area, seamlessly combining lounge, dining, and kitchen space-ideal for both relaxing and entertaining.

There are two generously sized bedrooms, complemented by a sleek, modern bathroom finished to a high standard. The ground floor position provides easy access and added convenience.

Externally, the property benefits from allocated parking, along with well-kept communal surroundings, enhancing the overall appeal of this attractive development.

Situated in the sought-after BS10 6WF area, the location offers excellent access to local amenities, nearby shops, and green spaces. With strong transport links into Bristol city centre, as well as easy access to the M4 and M5 motorway networks, this is an ideal spot for commuters. Major employers such as Southmead Hospital and Airbus are also within close reach.

## Living Room/Kitchen

18' 1" x 14' 10" ( 5.51m x 4.52m )

## Bedroom 1

2' 4" MAX x 10' 11" MAX ( 0.71m MAX x 3.33m MAX )

## Bedroom 2

9' 4" x 7' 2" ( 2.84m x 2.18m )

## Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Ground Floor Entrance

## Entrance Hall



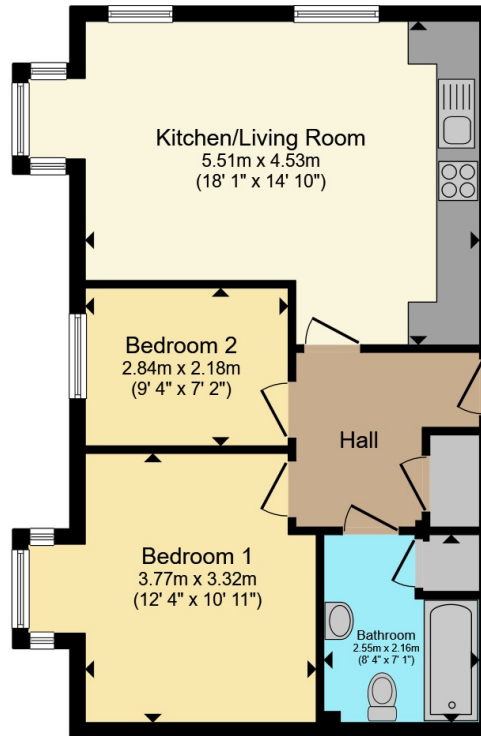












Total floor area 56.0 m<sup>2</sup> (602 sq.ft.) approx

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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: C

Council Tax  
 Band: B

Service Charge: 247.48 Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOT309213](http://connells.co.uk/Property/WOT309213)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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