



Connells

Harebell Road
Emersons Green Bristol



Property Description

Located in the sought-after Lyde Green development, this well-presented One-bedroom Ground Floor apartment offering spacious and modern living. The property comprises of an entrance hall with storage, a generous open plan living area. A large double bedroom and a contemporary family bathroom. Further benefits include gas central heating, double glazing, integrated appliances, and allocated parking and further visitor parking.

Lyde Green is a popular area for professionals and families alike, known for its community feel, open green spaces, and nearby amenities. The property is ideally located for access to the A4174 Ring Road, M32, M4, and M5 motorways, making it perfect for commuters. The area also benefits from good local schools, a nearby MetroBus service offering direct routes into Bristol city centre, and proximity to Emersons Green retail centre with shops, cafes, and a large supermarket.

glazed window to rear elevation.

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)

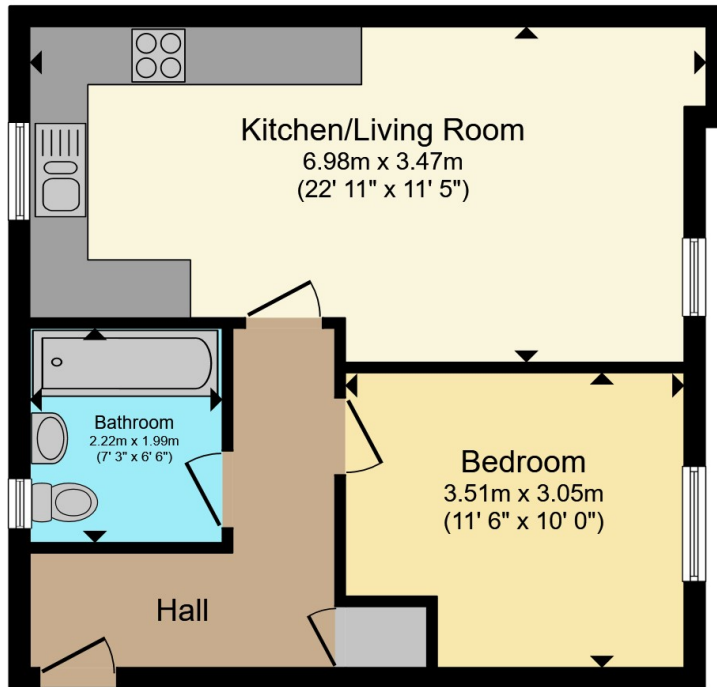
There is a generous double bedroom and a modern bathroom, all finished to a high standard.

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





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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EPC Rating: B Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EME307045

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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Property Ref: EME307045 - 0004