



**Connells**

Arthurs Close  
Emersons Green Bristol



### Property Description

A spacious and well-presented two-bedroom upper floor flat offered with no onward chain.

The modern style flat has accommodation briefly comprising hallway, lounge, kitchen, two bedrooms and modern style bathroom. It benefits from efficient, electric heating and double glazing. It is complete with allocated parking space.

It is situated in the ever popular and sought after Arthurs Close in a very convenient and well served position in Emersons.

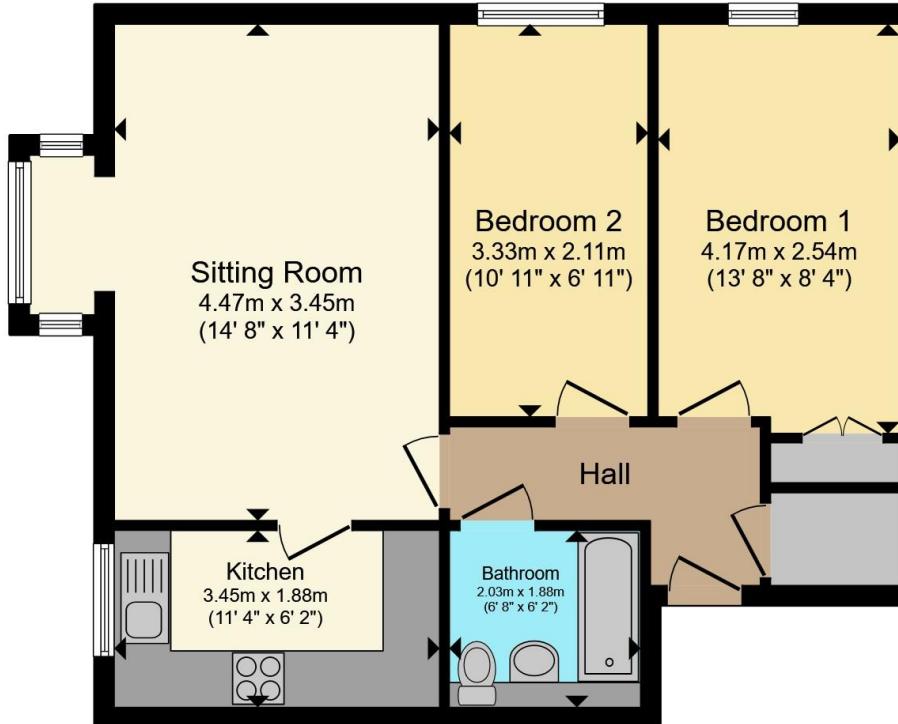
Situated within easy access to the Bristol Ring Road and major transport links such as the M32, M4, M5 and Parkway Station this property is an ideal purchase for first-time buyers and professionals alike. Also, nearby you have Emersons Green retail centre and the ever-popular Bristol to Bath Cycle Path.











Total floor area 58.4 m<sup>2</sup> (629 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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**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 1800.00

Ground Rent:  
 150.00

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/EME306911) [connells.co.uk/Property/EME306911](http://www.connells.co.uk/Property/EME306911)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2000. 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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