



Connells

Goosefoot Road
Emersons Green Bristol



Property Description

located in the sought-after Lyde Green development, this well-presented two-bedroom apartment offering spacious and modern living. The property comprises of an entrance hall with storage, a generous open plan living area with a Juliet balcony access, two bedrooms and a contemporary family bathroom. Further benefits include gas central heating, double glazing, integrated high specification 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.

Kitchen/Living

24' 2" x 13' 2" (7.37m x 4.01m)

En Suite

Bedroom One

11' 1" x 11' 2" (3.38m x 3.40m)

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Bathroom

7' 10" x 6' 1" (2.39m x 1.85m)







To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: B Council Tax
Band: B

Service Charge:
1200.00

Ground Rent:
150.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/EME307148](https://www.connells.co.uk/Property/EME307148)

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: EME307148 - 0009