



93 HONEYSUCKLE RD.  
LYDE GREEN  
BRISTOL  
BS16 7LS  
£249,950

Occupying a top floor position within this small, attractive building, can be found this stunning two bedroom apartment. With no adjoining neighbours, this light and airy apartment provides a feeling of privacy, whilst benefitting far reaching views, none more so than from the sunny, westerly balcony.

Being one of only six apartments, not only allows for generously proportioned accommodation, but also results in well cared for and welcoming communal areas. Once inside the second floor apartment an entrance hallway provides access to all rooms and benefits a fitted storage cupboard. Both bedrooms are double in size with the principle bedroom positioned to the front of the development with views of the surrounding area.

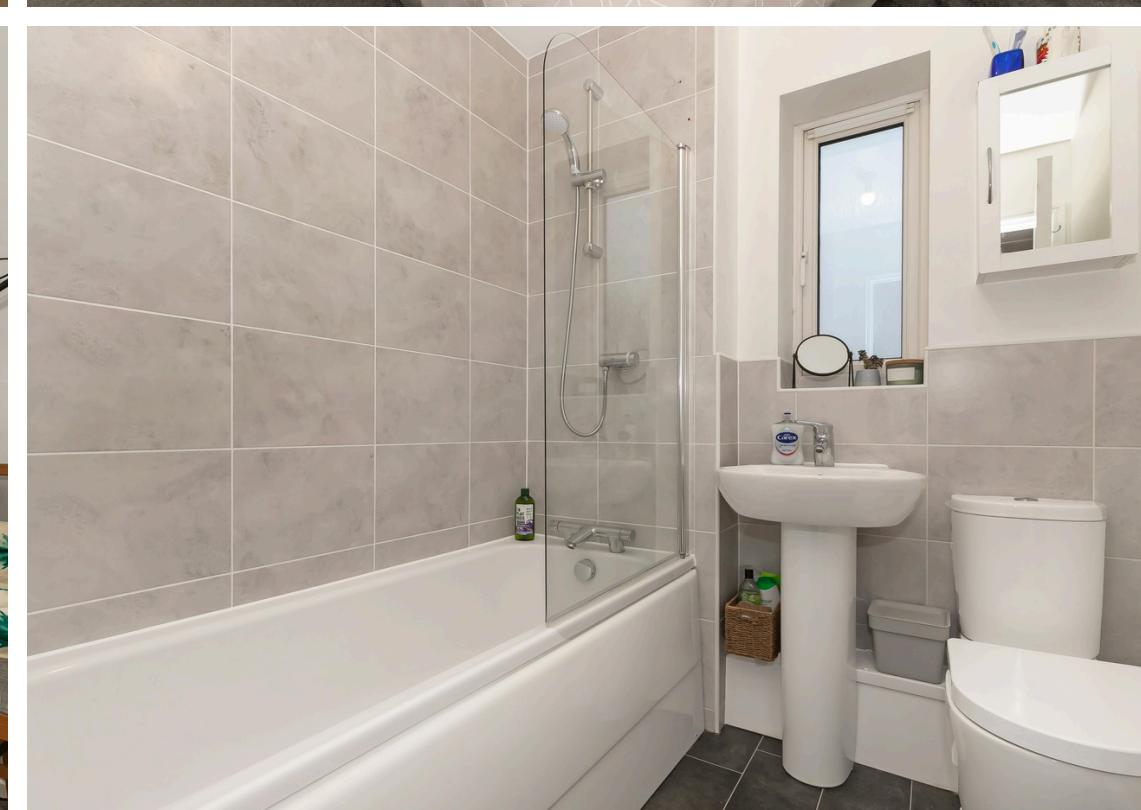
The living space has a lovely, open plan feel, bathed in natural light from the dual aspect windows and doors. The lounge area sits adjacent to the 'French' doors, which in turn open to a sit out balcony. The balcony, westerly in orientation offers a tranquil seating area, one with far reaching views. The kitchen comprises numerous built in wall and base units with space for appliances with room for a table. The best views can be had from the kitchen window, where on a good day, the city of Bristol can be seen. The bathroom completes the accommodation and comprises a three piece, white suite.

The property is double glazed and gas central heated via a combination boiler. Being top floor, the attic is available and provides further storage options. A communal bin and secure bike store is available, whilst in terms of parking, two allocated spaces benefit.

Constructed circa 2018, the NHBC has two years remaining, providing further peace of mind to any buyer. Located in Lyde Green, a popular residential development, with many local shops, cafes and schools available. For those commuters, easy access to the Avon Ring Road and the local park and ride provide convenient transport links to Bristol, Bath and the motorway network.







Top Floor  
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy performance certificate (EPC)

93, Honeysuckle Road Emersons Green BRISTOL BS16 7LS	Energy rating <b>B</b>	Valid until: 25 June 2027
		Certificate number: 2868-2057-7316-5923-5930

Property type  
Top-floor flat

Total floor area  
47 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

