

for sale

offers over **£218,000**



Snowdrop Drive Emersons Green Bristol BS16 7LF

A well-presented and spacious two-bedroom first-floor apartment offering modern open-plan living, two generous double bedrooms and a contemporary bathroom. Ideal for first-time buyers, downsizers or investors, the property features a bright and airy kitchen/living/dining room.



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Entrance Hallway

A welcoming entrance hall providing access to all principal rooms. Includes a useful storage cupboard and space for coats and shoes.

Kitchen/Living/Dining Room

A superb open-plan living space forming the heart of the home. The modern fitted kitchen offers a range of wall and base units with integrated cooking appliances, ample worktop space and room for additional appliances. The generous living and dining areas provide excellent space for entertaining, family meals and everyday living, with large windows allowing plenty of natural light.

Bedroom One

A spacious double bedroom overlooking the front aspect, with ample room for wardrobes and additional bedroom furniture.

Bedroom Two

A further generous double bedroom, ideal as a guest room, child's bedroom or home office, with space for freestanding furniture.

Bathroom

Modern family bathroom fitted with a panelled bath with shower over, wash hand basin and low-level WC, complemented by contemporary tiling.



Outside

Allocated parking

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





Total floor area 80.2 m² (863 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

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME306984 - 0009

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1087.00

Ground Rent: 100.00

view this property online

connells.co.uk/Property/EME306984

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require 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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