



## **Bankside 4 Emery Road, Bristol, BS4 5PF**

**£219,000**

Bankside is a modern apartment block recently completed in 2021 with Flat 8 being located on the first floor at the rear of the building. The property is conveniently located just off the A4 bath Road and is a short, level walk to the Park and Ride with its frequent bus links to the City Centre, as well as Brislington Retail Park being no more than a 10 minute walk away. The accommodation is immaculate and spacious and comprises, a private entrance hallway with intercom security, an open plan kitchen/living room with dual aspect windows and a well appointed, modern kitchen with integrated appliances, two double bedrooms and the shower room with a large walk in cubicle. Outside the apartment further benefits from an allocated parking space plus storage/bike shed. Offering beautiful presentation in an incredibly convenient location, this property is an ideal purchase for those seeking ready to move in to accommodation with the added benefit of having great facilities and commuter routes on your doorstep.

### Communal Entrance

### Hallway

### Open Plan Living/Kitchen 17'8 x 12'1 (5.38m x 3.68m)



### Bedroom One 13'3 max x 8'6 (4.04m max x 2.59m)



### Bedroom Two 13'2 x 8'2 (4.01m x 2.49m)



### Shower Room 7'1 x 5'9 (2.16m x 1.75m)



### Allocated Parking



### Lease Term

The property benefits from the remainder of a 999 years from and including 1 January 2021.

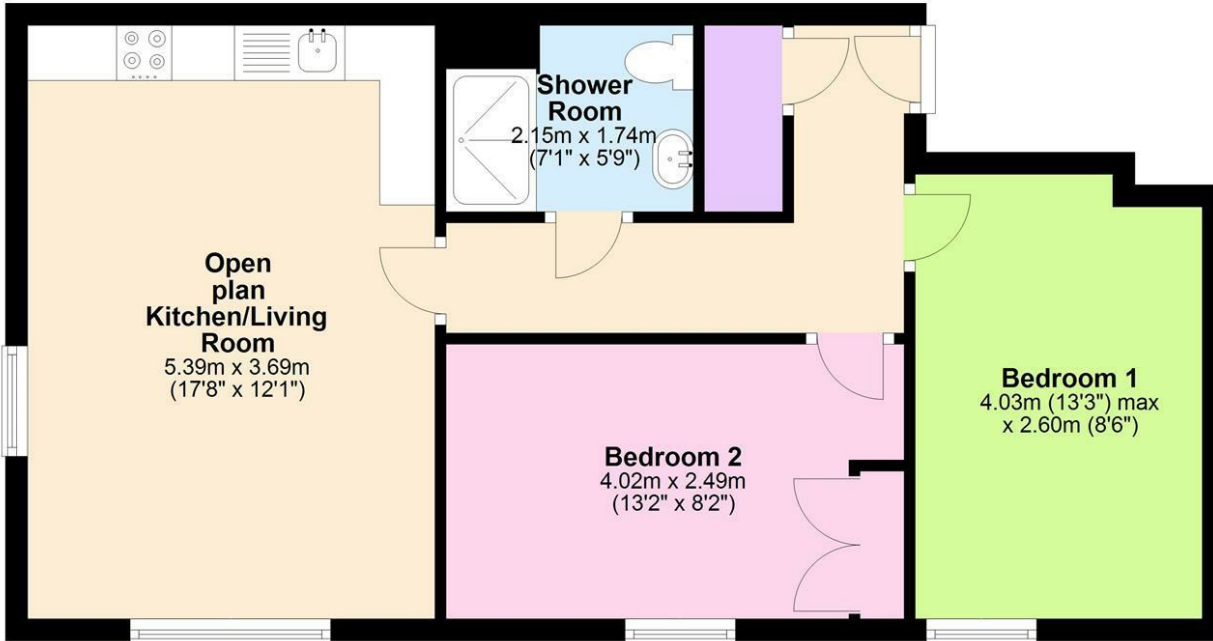
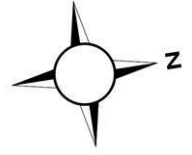
### Service Charge

The property is subject to an annual service charge of £592.08. This includes buildings insurance.

## Floor Plan

### First Floor

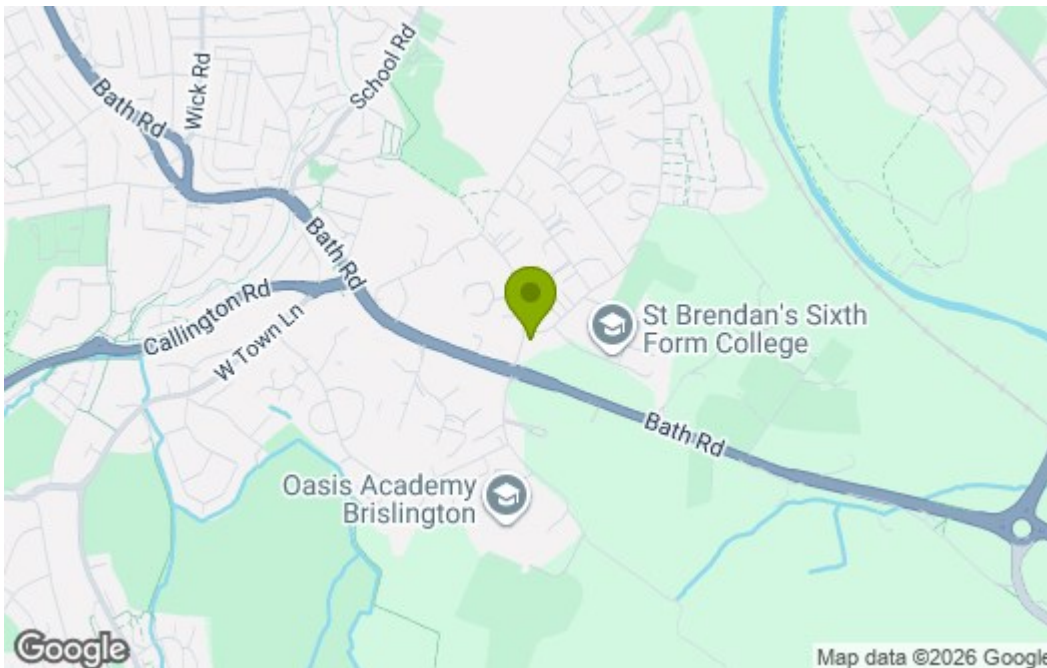
Approx. 53.8 sq. metres (579.0 sq. feet)



Total area: approx. 53.8 sq. metres (579.0 sq. feet)

**8 Bankside , 4 Emery Rd, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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