



Willow 6 Hazel Road, Bristol, BS4 1GA

£235,000

Discover a beautifully designed apartment in the heart of South Bristol's BoKlok development, where modern, sustainable living meets style and comfort. This contemporary Swedish-inspired home offers easy access to local schools, parks, shops, and commuter routes, placing the best of the city right on your doorstep.

Step inside to a bright, open-plan living space with large windows that flood the room with natural light and open onto a private balcony. The reception area provides plenty of space for both relaxing and entertaining, while the sleek Ikea kitchen with integrated appliances makes cooking a joy.

The apartment features two double bedrooms, including a master with en-suite, and is equipped with energy-efficient triple glazing and a communal air source pump system.

Residents also enjoy immaculate communal areas, secure entry, lift access, allocated parking and inviting green spaces that foster a welcoming community feel.

Perfect for first-time buyers seeking a modern lifestyle, this apartment isn't just a home—it's a smart, sustainable way to live in the city.

Communal Entrance

Intercom entry system, Stairs and lift to all floors.

Entrance

Open Plan Living

26'3 x 19'9 (8.00m x 6.02m)



Double glazed French Doors opening to balcony. Large utility cupboard with plumbing for a washing machine. Additional large storage cupboard. Radiator, doors to all accommodation.

Kitchen Area



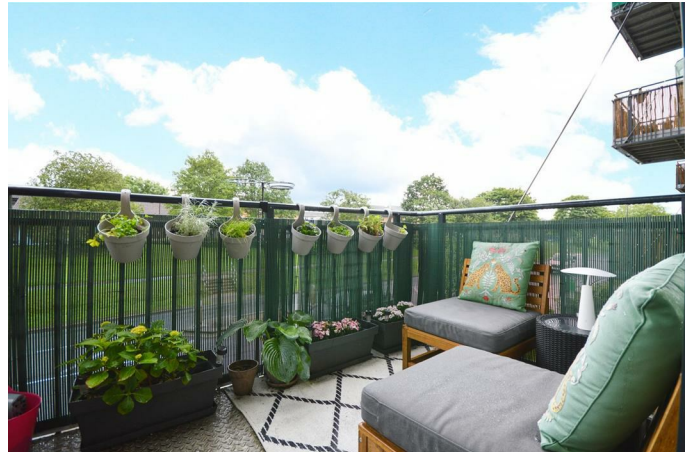
Modern 'Ikea' fitted kitchen with integrated appliances including dishwasher, oven, hob and fridge freezer. Triple glazed window to side aspect.

Sitting/Dining Area



Balcony

9'10 x 5' (3.00m x 1.52m)



Master Bedroom

14'6 x 8'9 (4.42m x 2.67m)



Triple glazed window to side aspect, radiator. Door to ensuite.

Ensuite



Walk in shower cubicle with mains shower, wash hand basin, low level w.c, extractor, tiled flooring heated towel rail,

Bedroom Two

13'7 x 9'1 (4.14m x 2.77m)



Triple glazed window to front aspect, radiator.

Bathroom

7' x 6'7 (2.13m x 2.01m)



Panelled bath with shower over, vanity wash hand basin, w.c, heated towel rail, tiled walls and flooring, extractor.

Parking Space

One allocated parking space.

Communal Areas



Specification

Energy Efficiency, Heating & Insulation

Combined communal heating system to the apartments • Grey composite aluminium and timber triple glazed windows to apartments • Insulation installed to warranty standards

Kitchen • IKEA white kitchen with ash effect laminate worktops • IKEA single oven • IKEA induction hob • IKEA steel extractor hood • IKEA integrated fridge/freezer • IKEA integrated dishwasher • IKEA integrated washer/dryer

Bathroom/En-suite • Contemporary white bathroom suite • Fitted bathroom furniture & mirrors • Chrome taps and shower • Chrome and glass shower enclosure with glass screen to bath • Towel radiator • Ceramic tiling to floors

Electrical Installation • TV point to lounge and bedroom one, wired to communal satellite • Under cabinet lighting to kitchen wall units • Downlighters to kitchen, bathroom and en-suite (where applicable) •

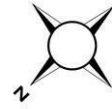
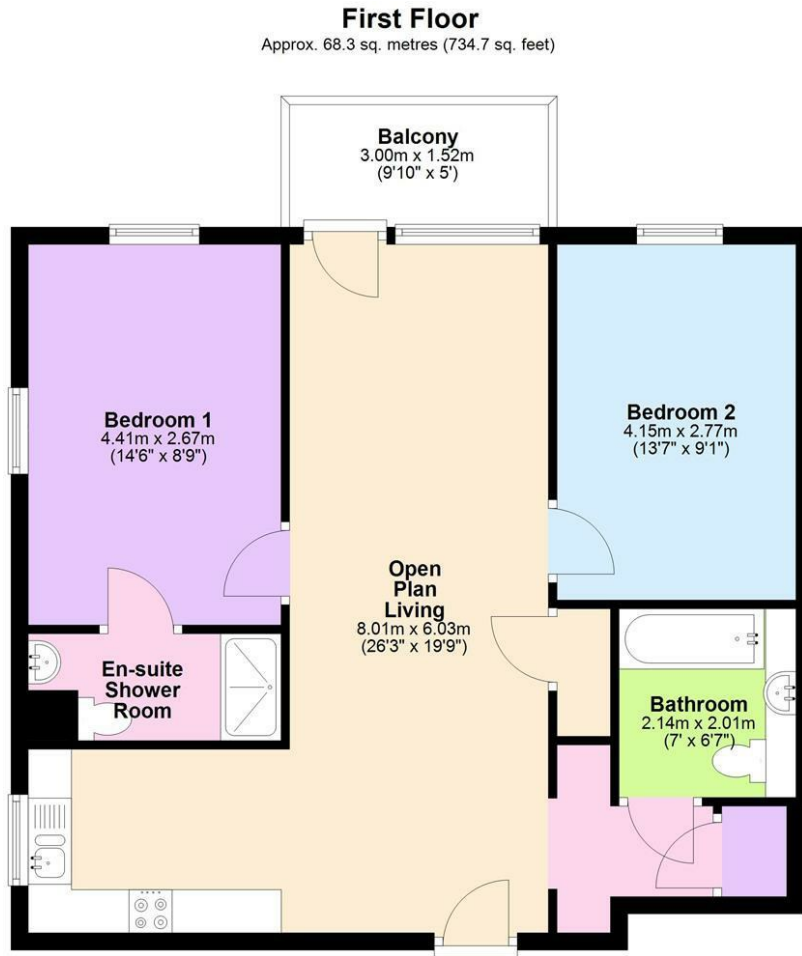
Vehicle charging point •
Outside • Communal bike stores • Dedicated parking
spaces to all homes • Painted steel balcony with
decking to apartments

General

We are advised by the seller that the property benefits from the remainder of a 999 year lease commencing 1st October 2021. Maintenance charges are paid bi annually with the last statement totaling £2,436.00 for the 12 month period. Air source heating & system maintenance is billed as a standing charge, subject to reasonable usage limits.

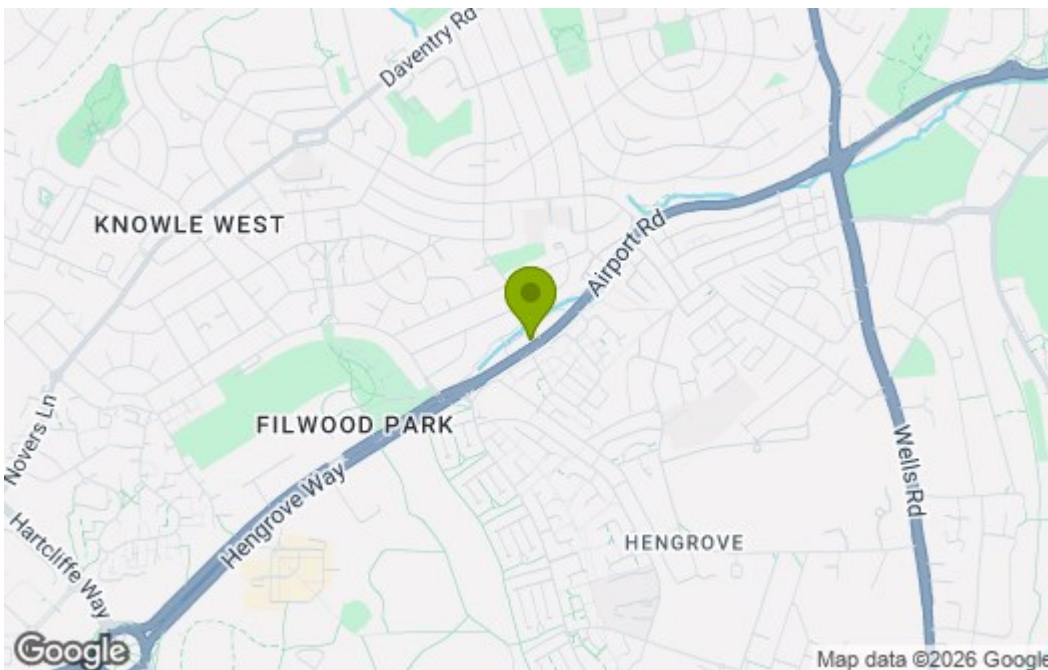
The apartment benefits from a 10 year NHBC warranty with just over 6 years remaining.

Floor Plan



Total area: approx. 68.3 sq. metres (734.7 sq. feet)
Apt 12 Willow , 6 Hazel Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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