



5 Hallen Close, Emersons Green, Bristol, BS16 7JE

Offers In Excess Of £170,000



Like what you see?

Get in touch to arrange a viewing!

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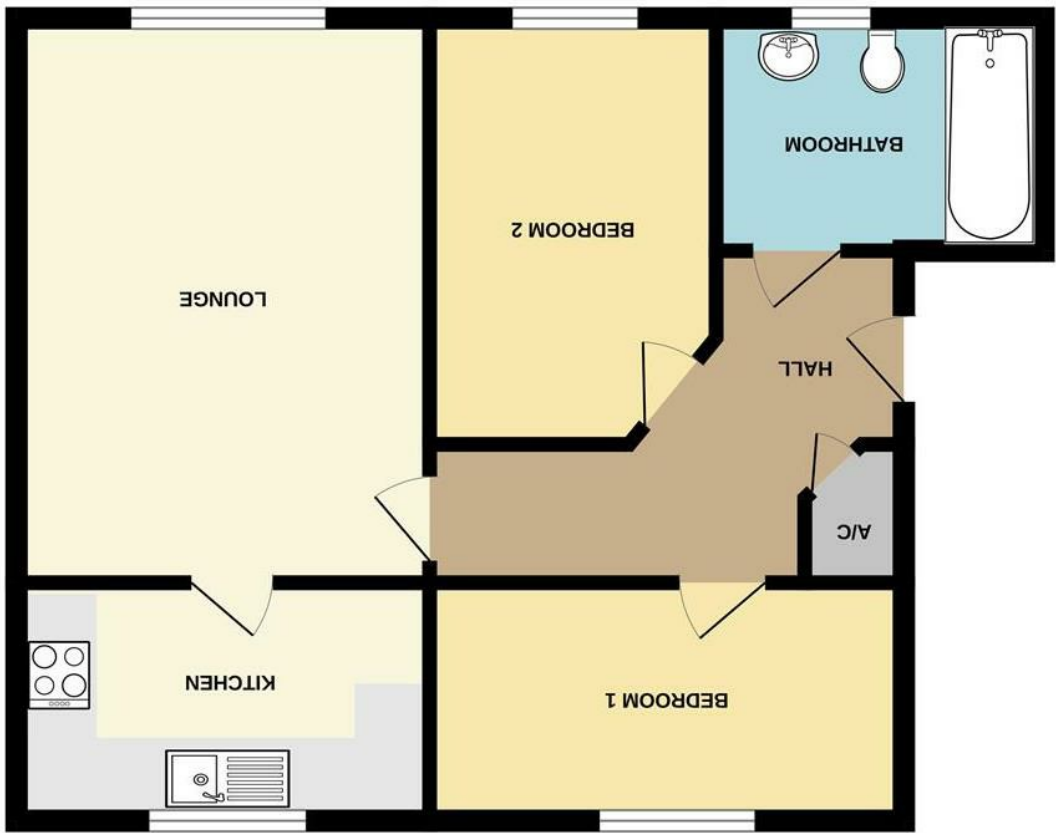
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of the crowd.

The Important Bit

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN!! FANTASTIC TWO BEDROOM TOP FLOOR APARTMENT!! This property is located in the ever popular Emersons Green area close to local shops, bars, restaurants and other local amenities. The property also provides great access for those looking to commute using the A4174 Ring Road. Accommodation briefly comprises; shared entrance to building, entrance hall to the apartment, double bedroom, single bedroom, bathroom, lounge/diner and a separate fitted kitchen. Further benefits include; double glazing, electric heating and a allocated parking space in the rear carpark. A must view, call today to arrange your viewing!!



Entrance Hall
8'9" max x 12'5" max (2.67m max x 3.78m max)
Door to flat, entry phone system, electric heater, storage cupboard unit housing hot water tank and fuse board, loft access.

Lounge
14'10" x 10'11" (4.52m x 3.33m)
Double glazed window to rear, electric heater, electric fire and surround.

Kitchen
6'3" x 10'0" (1.91m x 3.05m)
Double glazed window to front, wall and base units with worktops over, tiled splash backs, sink and drainer, electric hob and oven, cooker hood, space for fridge/freezer, space for washing machine, plinth heater.

Bedroom One
10'1" x 11'10" (3.07m x 3.61m)
Double glazed window to front, electric heater.

Bedroom Two
11'3" x 7'7" max (3.43m x 2.31m max)
Double glazed window to rear, electric heater.

Bathroom
6'2" x 6'11" (1.88m x 2.11m)
Double glazed window to rear, W.C, wash hand basin with vanity, electric heater, shaver point, extractor fan, part tiled walls, enclosed bath with shower over, shower screen.

Parking
One parking bay in the residents carpark. Bay 5.

Communal Area
Bin store for use of the residents. Located at the rear of the building.

Agents Note
The vendor has advised the lease length remaining is 139 years, yearly ground rent is £200 and yearly service charge is £1,080. There is also buildings and terrorism insurance paid each year which is £161.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

