

2 Bed Flat In Heather Road Emersons Green, Bristol, BS16 7NL

£117,500





SHORT DESCRIPTION

Property Ref: 15153 We are delighted to present this well-presented 2-bedroom flat ideally situated on Heather Road, Emersons Green, Bristol (BS16) — a fantastic location offering both comfort and convenience. This charming property features a spacious living room, a modern bathroom, and two generously sized bedrooms, making it perfect for first-time buyers, professionals, or investors. The accommodation is well laid out, with a light-filled living space ideal for relaxing or entertaining. Additional benefits include two allocated parking spaces, ensuring hassle-free parking, and the advantage of being close to local parks — perfect for outdoor leisure. The property also offers easy access to the cycle track, making commuting or recreational cycling simple and enjoyable. Located within walking distance of a range of local amenities, including shops, cafes, and schools, and offering convenient access to public transport links, this home provides an ideal blend of suburban living with excellent connectivity. An excellent opportunity not to be missed — arrange your viewing today! Property Type: Flat Full selling price: £235000.00 Pricing Options: Shared ownership Tenure: Share of Freehold Percentage to be sold: 50% Share price: £117500.00 Monthly rent based on 50% share: £116.46 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

1

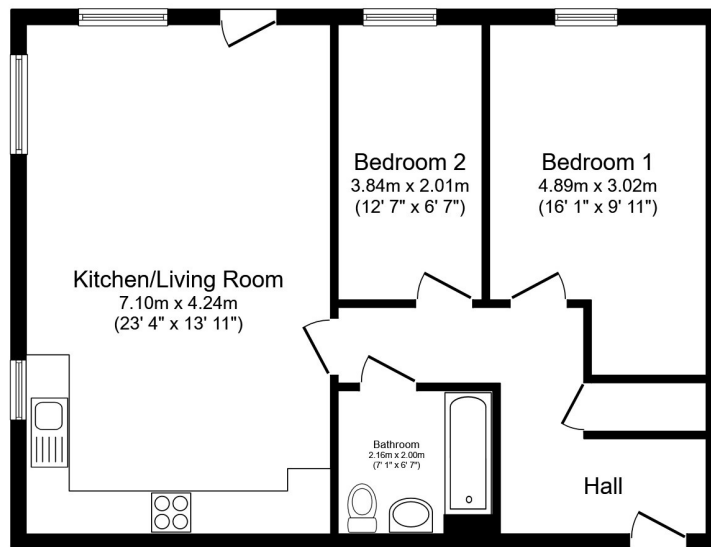
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 67.2 sq.m. (724 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.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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