

HUNTERS®

HERE TO GET *you* THERE



Jenner Boulevard

Lyde Green, Bristol, BS16 7JZ

Offers In Excess Of £220,000



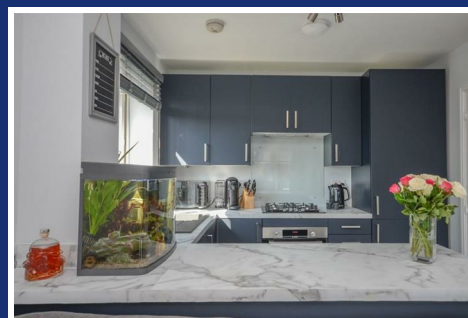
Council Tax: B



23 Jenner Boulevard

Lyde Green, Bristol, BS16 7JZ

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this modern purpose built second floor apartment offering an enviable position in Lyde Green with views of open green space and lake. The property has been recently refurbished throughout to offer modern living accommodation that is sure to appeal to all types of buyers. The accommodation comprises; entrance hall, an open plan living room which incorporates a lounge with French doors out to a balcony and a newly installed contemporary kitchen with built in oven & hob and integrated fridge freezer, 2 double bedrooms, newly installed bathroom and en-suite. Additional benefits include; an allocated off street parking space, UPVC double glazed windows, a security entry phone system and gas central heating. This property is conveniently located for access onto the Avon ring road, for major commuting routes, the Metro bus service and for the Bristol cycle path, as well as for the amenities of Lyde Green and Emersons Green. These amenities include a wide variety of independent shops and supermarkets, cafes, restaurants, banks and doctors surgeries. David Lloyd Fitness and Leisure Club is also situated close by along with the Park & Ride Metro service. In our opinion this property represents an excellent first time purchase or buy to let opportunity.

COMMUNAL ENTRANCE

Access to block via a security intercom system leading to a communal hall with stairs rising to all floors.

ENTRANCE HALLWAY

Wood effect laminate floor, radiator, intercom phone entry system, built in storage cupboard, doors leading to lounge/kitchen, bedrooms and bathroom.

LIVING ROOM/KITCHEN

19' 1" x 9' 9" (5.79m 0.30m x 2.74m 2.74m)

Open plan living space incorporating lounge and kitchen with access to balcony.

LOUNGE AREA

Wood effect laminate floor, UPVC double glazed French door leading out to balcony.

KITCHEN

UPVC double glazed window to side with view of lake, newly installed contemporary matt navy blue wall and base units, laminate work top, built in stainless steel electric oven and glass gas hob, extractor fan hood, integrated fridge freezer and dishwasher, space and plumbing for washing machine, glass cooker splash back, composite sink bowl unit with mixer tap.

BEDROOM ONE

11' 1" x 8' 5" (3.35m 0.30m x 2.44m 1.52m)

UPVC double glazed full height window to side, radiator, door to en-suite.

EN-SUITE

Newly installed suite comprising: shower enclosure housing a mains controlled shower system, vanity unit with wash hand basin inset, close coupled W.C, tiled splash backs, extractor fan, heated towel rail.

BEDROOM TWO

9' 9" x 9' 2" (2.74m 2.74m x 2.74m 0.61m)

UPVC double glazed full height window to front, radiator.

Tel: 0117 956 1234

BATHROOM

7' 5" x 5' 5" (2.13m 1.52m x 1.52m 1.52m)

Newly installed suite comprising: panelled bath with mixer tap/shower attachment over, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, extractor fan, heated towel rail.

BALCONY

6' 7" x 3' 9" (1.83m 2.13m x 0.91m 2.74m)

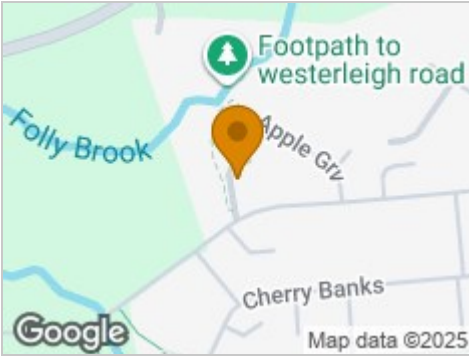
Laid to decking with glass balustrade.

PARKING

Allocated parking space to rear of block.



Road Map



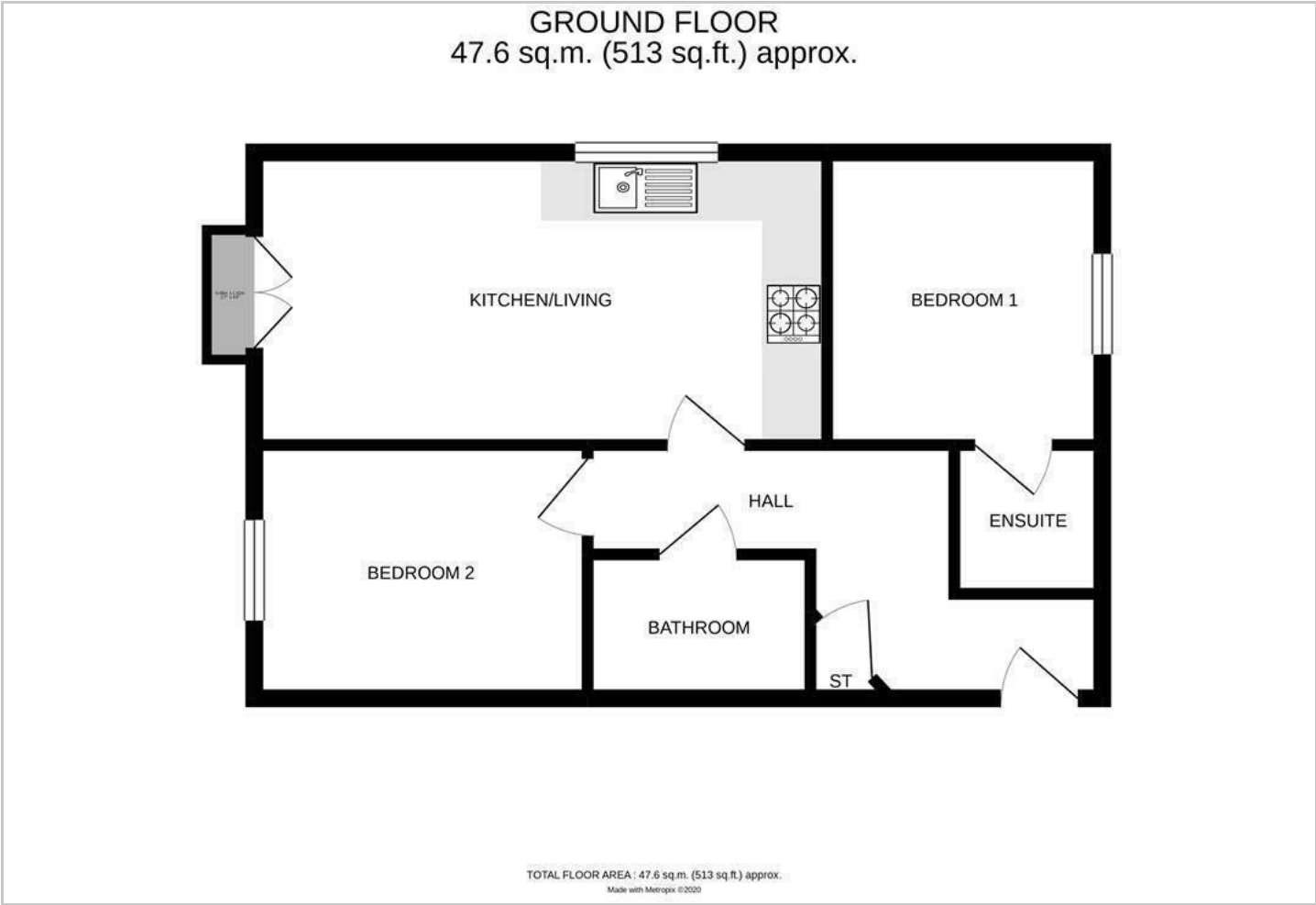
Hybrid Map



Terrain Map



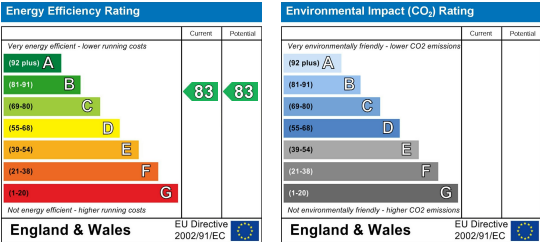
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.