

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Jenner Boulevard

Lyde Green, Bristol, BS16 7JS

£220,000



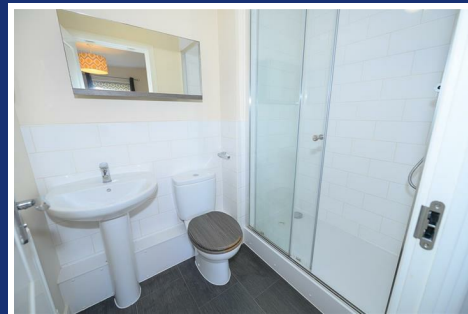
Council Tax: B



# 56 Jenner Boulevard

Lyde Green, Bristol, BS16 7JS

£220,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built top floor apartment located within the popular Lyde Green development which is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The amenities of Emersons Green and the popular David Lloyd Health and Leisure Club are both located within easy reach. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgery and dental practice.

In our opinion this property would ideally suit a first time purchaser, an investor or those seeking an easier to manage environment.

The spacious apartment offers well presented living accommodation which comprises: large L shaped hallway, an impressive 16ft lounge/diner with French doors leading to a Juliet balcony and open leading through to a modern fitted kitchen with integrated appliances, 2 double bedrooms, master en-suite and bathroom.

The property further benefits from having double glazing and gas central heating, allocated parking space and secure bike storage.

## COMMUNAL ENTRANCE

The block is accessed via a security intercom entry system leading to a communal hallway, stairs rising to first and second floors.

## ENTRANCE HALLWAY

Large L shaped hall, UPVC double glazed window to

rear, 2 radiators, built in cupboard housing Ideal combination boiler, loft hatch, built in cupboard housing radiator and hanging rail, intercom phone entry system, doors leading to lounge/diner, bedrooms and bathroom.

## LOUNGE/DINER

16'3" x 10'6" (4.95m x 3.20m)

UPVC double glazed window to side, double radiator, TV point, French doors leading to Juliet balcony, opening leading through to kitchen.

## KITCHEN

10'5" x 6'6" (3.18m x 1.98m)

UPVC double glazed window to side, range of fitted white high gloss wall and base units, laminate work top with matching upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, integrated fridge freezer, dishwasher and washing machine,

## BEDROOM ONE

11'3" x 10'4" (3.43m x 3.15m)

UPVC double glazed window to front, radiator, TV point, radiator, door leading to en-suite.

## EN-SUITE

Oversized shower enclosure housing a mains controlled shower, glass sliding door, pedestal wash hand basin, close coupled W.C, part tiled walls, tiled effect floor, radiator, extractor fan.

## BEDROOM TWO

12'5" (max) x 9'3" (3.78m (max) x 2.82m)

UPVC double glazed window to rear, radiator.



## BATHROOM

Panelled bath, close couple W.C, pedestal wash hand basin, part tiled walls, tiled effect flooring, radiator, fitted mirror fronted wall cabinets, extractor fan.

## OUTSIDE:

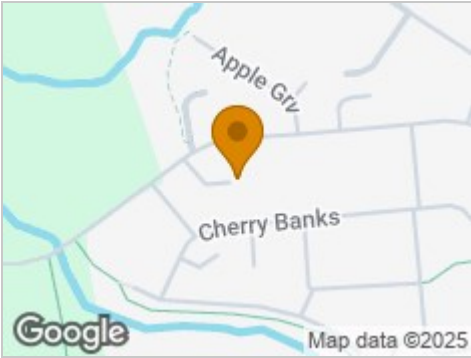
Allocated parking space within courtyard, secure bike storage.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



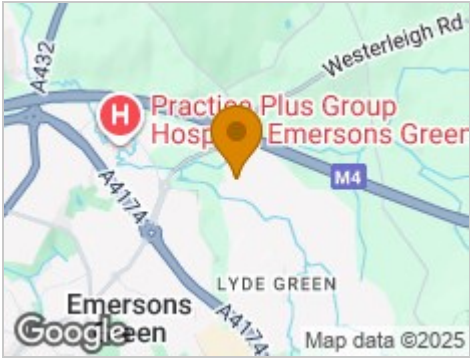
Road Map



Hybrid Map



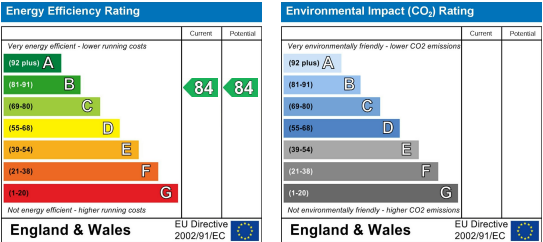
Terrain Map



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.