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Apartment 13 Willow, 6 Hazel Road, Bristol, BS4 1GA

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£250,000

Welcome to this nearly new apartment located on Hazel Road in the vibrant city of Bristol. This modern property, part of the innovative Boklok development, offers a fresh and contemporary living experience, having been built in 2023.

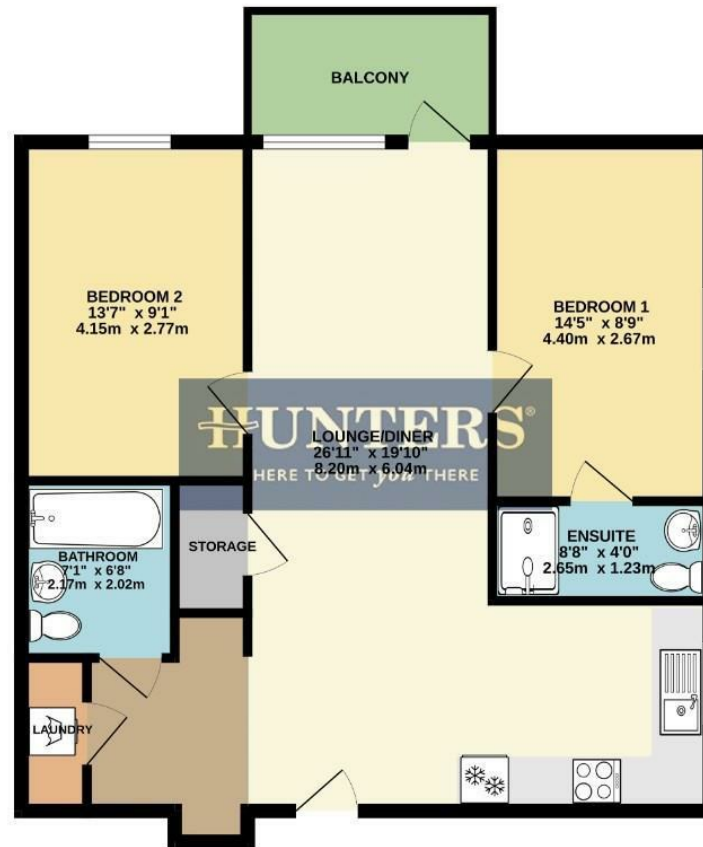
The apartment features a well-designed layout, comprising one inviting reception room that serves as the perfect space for relaxation or entertaining guests. With two spacious bedrooms, this home is ideal for small families, couples, or individuals seeking extra space for a home office or guest room. The property also boasts two bathrooms, providing convenience and privacy for all residents.

Situated in a desirable area of Bristol, this apartment benefits from the city's rich culture, excellent amenities, and convenient transport links. Whether you are looking to explore local shops, enjoy the vibrant dining scene, or take advantage of nearby parks, this location has something for everyone.

With its modern design and thoughtful features, this apartment is a fantastic opportunity for those seeking a stylish and comfortable home in Bristol. Don't miss the chance to make this property your own.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 50026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Communal Entrance

Secure entrance via key fob and intercom system, Stairs and Lift to all floors.

Open Plan Lounge / Dining

Composite entrance door, Large storage cupboard, Triple glazed window and door leading to a balcony, Radiator, Laminate flooring.

Kitchen

Modern kitchen with integrated appliances, Triple glazed window and door leading to a balcony, Doors to rooms, Radiator, Laminate flooring.

Bedroom One

Triple glazed window to side elevation, Radiator, Laminate flooring.

En Suite

Large shower cubicle with mixer shower, Vanity wash hand basin, W/C, Tiled flooring.

Bedroom Two

Triple glazed windows to front elevation, Radiator, Laminate flooring.

Bathroom

Three piece suite with mixer shower over the bath, Vanity wash hand basin, W/C, Tiled flooring.

Balcony

Situated to the rear

Off Street Parking

One allocated parking space.

Outside

The BoKlok development on Airport Road is situated in a vibrant and diverse area in the southeast of Bristol. This location blends suburban charm with urban convenience, offering a mix of residential streets, local shops, and green spaces. The area provides excellent

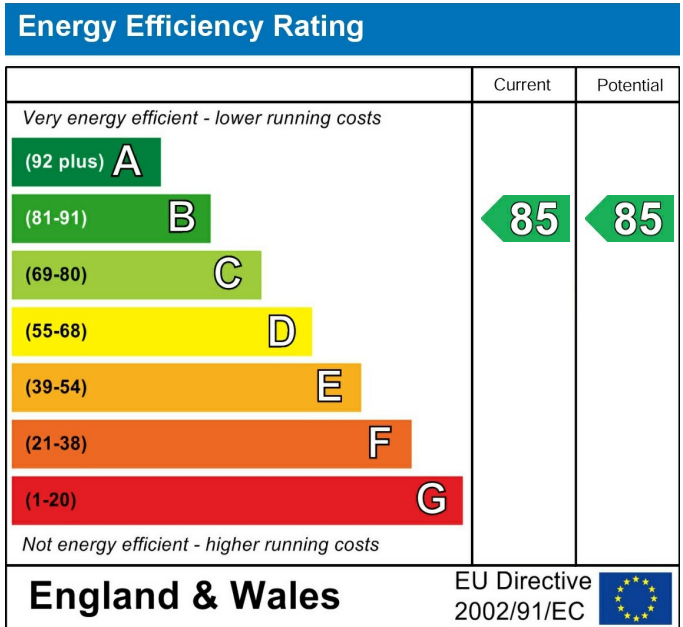
transport links, with easy access to Bristol city centre, just three miles away, and major routes like the A4 and A37. Local amenities such as schools, supermarkets, and healthcare facilities make it a practical and appealing choice for first time buyers and investors alike.

Tenure- Leasehold

997 Years left on the lease

Ground Rent - £0

service charges £2,436.74 at the time of listing



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. 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.

