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42 Arthurs Close, Emersons Green, Bristol, BS16 7JB

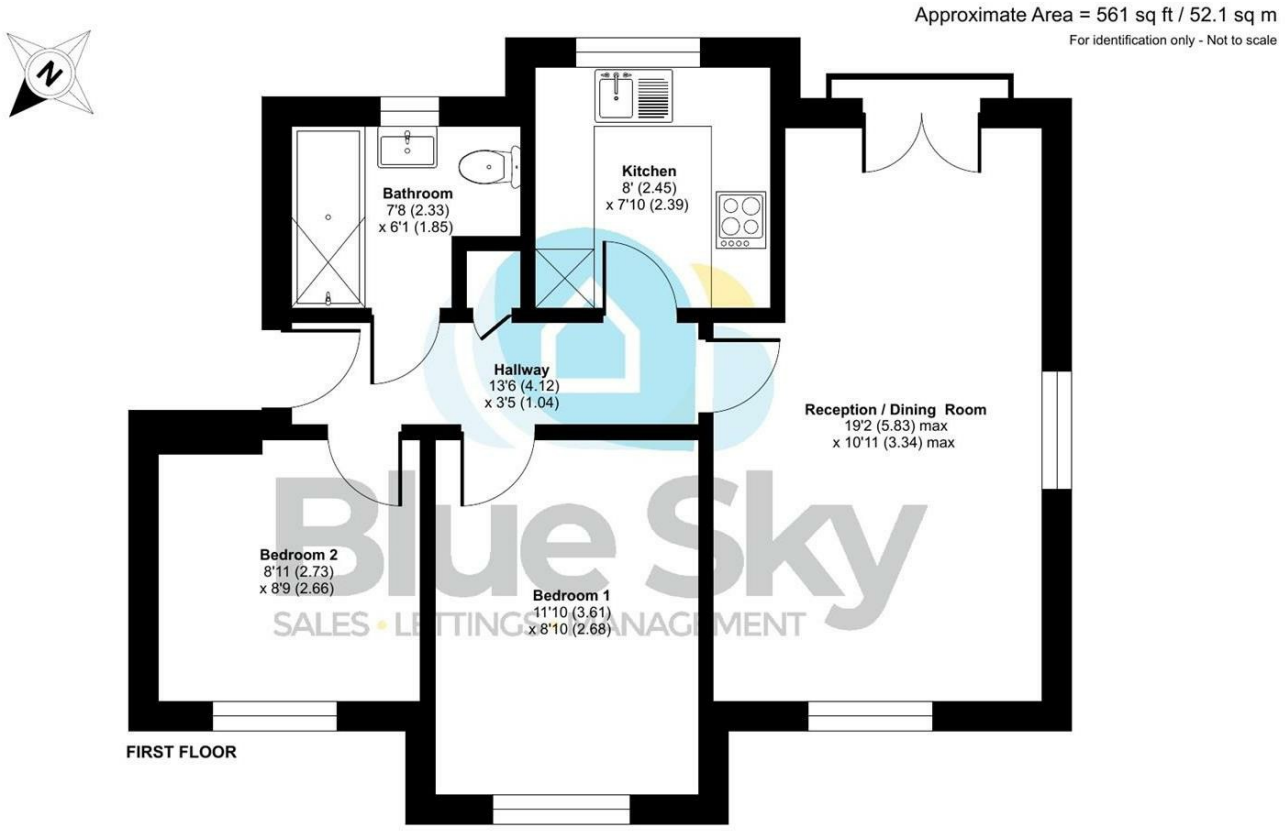
£180,000



Arthurs Close, Emersons Green, Bristol, BS16

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1497515

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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/drained 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! Welcome to this charming first-floor apartment located in the desirable area of Arthurs Close, Emersons Green. This well-presented property boasts two spacious bedrooms, making it an ideal choice for couples, small families, or even as a lucrative investment opportunity. The vendor has recently redecorated and added new flooring throughout! Upon entering, you will find a welcoming lounge/diner that boasts a sunny triple aspect room. The separate kitchen is functional and well-equipped, providing all the essentials for your culinary adventures. The apartment also features a bathroom, ensuring convenience for all residents. One of the standout features of this property is the undercover parking bay, providing secure parking for one vehicle, which is a valuable asset in this bustling area. Additionally, the absence of a chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly. Situated close to local amenities, this apartment offers easy access to shops, restaurants and recreational facilities. Furthermore, excellent ring road connections and nearby bus stops ensure that commuting to surrounding areas is both simple and efficient. In summary, this delightful two-bedroom apartment in Emersons Green presents a wonderful opportunity for comfortable living in a well-connected location. Do not miss the chance to make this lovely property your new home.





Hall
13'6 x 3'5 (4.11m x 1.04m)
Via communal entrance hall and stairs to the first floor, door to apartment, entry phone system, coved ceiling, fuse board, electric heater, airing cupboard housing water tank.

Lounge/Diner
19'2 max x 10'11 max (5.84m max x 3.33m max)
Two double glazed windows, double glazed French doors, Juliet balcony, coved ceiling, electric heater, wall lights.

Kitchen
8' x 7'10 (2.44m x 2.39m)
Double glazed window, wall and base units with worktops over, space for washing machine, space for small fridge/freezer, tiled splash backs, integrated oven and hob, cooker hood, coved ceiling, down lights on wall units, sink and drainer.

Bedroom One
11'10 x 8'10 (3.61m x 2.69m)
Double glazed window, electric heater, coved ceiling, wall lights.

Bedroom Two
8'11 x 8'9 (2.72m x 2.67m)
Double glazed window, electric heater, coved ceiling, wall lights.

Bathroom
7'8 x 6'1 (2.34m x 1.85m)
Double glazed window, coved ceiling, wood effect flooring, extractor fan, wall heater, W.C, wash hand basin, enclosed bath with shower over, part tiled walls, towel rail.

Parking
One allocated under cover parking bay. Third undercover bay down on the left when leaving the rear of the building.

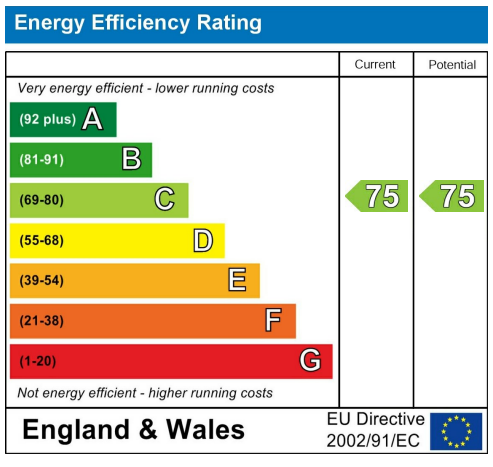
Communal Area
Communal grounds and bin store for use of the residents.

Agent Note
The vendor has advised there are 163 years remaining on the lease. The annual ground rent charge is £150 and annual service charge is £1,876.20. The service charge is reviewed yearly.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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