holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£260,000

2 Bedrooms

Harebell Road, Lyde Green

A well presented two-bedroom ground floor apartment, built in 2022 and occupying a desirable position within the ever-popular Lyde Green development. Benefiting from a private south-facing balcony, allocated parking and a range of upgrades completed by the current owners.

Built in 2022 and finished to a high standard throughout, this attractive ground floor apartment offers approximately 660 sq. ft. of bright and contemporary accommodation within a sought-after modern development.

The property is accessed via a welcoming entrance hall with useful storage and opens into an impressive open-plan kitchen, dining and living space measuring over 22ft in length. Designed with modern living in mind, this sociable room provides ample space for entertaining and everyday life, while French doors lead directly onto a private south-facing balcony, creating the perfect spot to relax and enjoy the sunshine. The kitchen has been enhanced by the current owners with a number of thoughtful upgrades, including additional spotlighting, integrated appliances and contemporary finishes.

There are two well-proportioned double bedrooms, both presented in excellent decorative order, together with a stylish family bathroom that has also benefited from upgrades by the current owners. The property enjoys an abundance of natural light throughout and, thanks to its modern construction and south-facing aspect, remains both energy efficient and economical to run.

Further benefits include gas central heating, double glazing, allocated parking, visitor parking and a replacement boiler installed in 2026, providing additional peace of mind for prospective purchasers.

The property is offered for sale by owners who have already identified their onward purchase, which is being sold with no onward chain, placing them in a strong position to proceed.

SITUATION

Harebell Road is situated within the highly regarded Lyde Green development, a modern and thriving community on the eastern edge of Bristol. Residents benefit from excellent local amenities including convenience stores, cafés, schools, parks and recreational spaces, while nearby Emersons Green Retail Park provides a wider selection of shops, supermarkets and restaurants.

The area is particularly popular with commuters thanks to its excellent transport connections, offering convenient access to the A4174 Ring Road, M32, M4 and M5 motorway networks. The MetroBus service provides direct routes into Bristol City Centre and Bristol Parkway Railway Station, making the area well suited to both local and regional travel.

Tenure: Leasehold (121 years)
Ground Rent: £217.09 per year
Service Charge: £96 per month







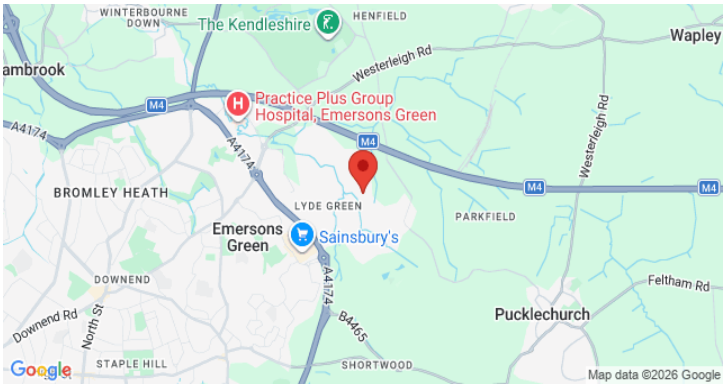


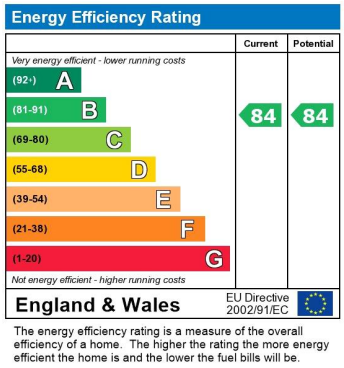




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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