

The Letting Shop



**56 Jenner Boulevard, Emersons Green, Bristol,
BS16 7JS**

£1,300 per month

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The entrance hall acts as the backbone of this home and provides two cupboards, one for storage and the other is a utility cupboard. Bedroom two is ahead of you, carpeted with neutral decor and the bathroom opposite.

The bathroom offers a bath, wc and wash hand basin, with part tiling to walls and a modern stylish tile to the floor.

Continue through to find the living area and the main bedroom. The main bedroom is carpeted with, ensuite shower room.

The living area measures in at 16'2 x 10'5 with a Juliet balcony, feature window and the opening to the kitchen.

The kitchen provides an array of wall and base units and includes,

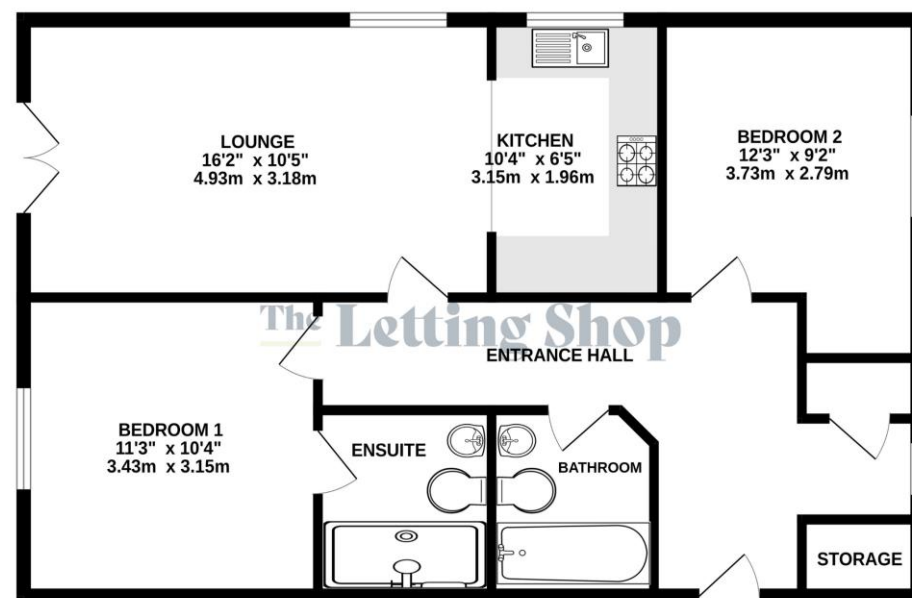
Washing Machine
Fridge Freezer
Dishwasher

This contemporary top floor apartment is offered unfurnished and includes a parking space.

- **Holding Deposit:** £300
- **Security Deposit:** £1,500
- **Council Tax Band:** B

- Two Bedrooms
- Ensuite Shower Room
- Parking
- Lyde Green Location
- Located on the Top Floor
- Gas Central Heating
- Stylish Decor
- Feature Windows
- Integrated Appliances
- Available Now
- Offered Unfurnished

TOP 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Letting Shop - Bristol

385 Two Mile Hill Road
Kingswood
Bristol
BS15 1AD

T: 0117 9610011

E: hello@lettingshop.com

www.lettingshop.com

United Lettings Limited - Company registration: 03714318 (England and Wales)
Registered Office: 385 Two Mile Hill Road, Kingswood, Bristol, BS15 1AD.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.