

APARTMENT 6
KERNAL POINT
CO-OPERATION ROAD
BRISTOL
BS5 6FR
£240,000

A BEAUTIFULLY FINISHED, MODERN APARTMENT WITH PLENTY OF NATURAL LIGHT, ALLOCATED PARKING AND AN EXCELLENT LOCATION FOR ENJOYING EVERYTHING BRISTOL HAS TO OFFER.

Situated in Green Bank, Easton, this one-bedroom second-floor apartment is just five years old and has been finished to an exceptional standard throughout. Offering a lovely balance of contemporary design, practical storage and comfortable living space, this is a home that could be ideal for first-time buyers looking to take their first step onto the property ladder.

Stepping inside, you are welcomed by a generous entrance hall which acts as the backbone of the apartment, providing access to each of the principal rooms and creating a lovely sense of space from the outset.

To the right, you will find the impressive open-plan kitchen, dining and living area. Flooded with natural light from the large windows, this is a versatile space with plenty of room to create a comfortable lounge and dining area, whether you are enjoying a quiet evening at home or having friends over. The kitchen is fitted with integrated white goods, keeping the finish sleek and uncluttered, while a large storage cupboard tucked neatly behind the door provides a place to keep everyday essentials out of sight.













Returning to the entrance hall, the bathroom is positioned directly ahead and is fitted with a walk-in shower, hand basin and WC, it offers a practical space ready for its next owner to enjoy.

The bedroom is positioned to the left of the hallway and is a fantastic size for a one-bedroom apartment.

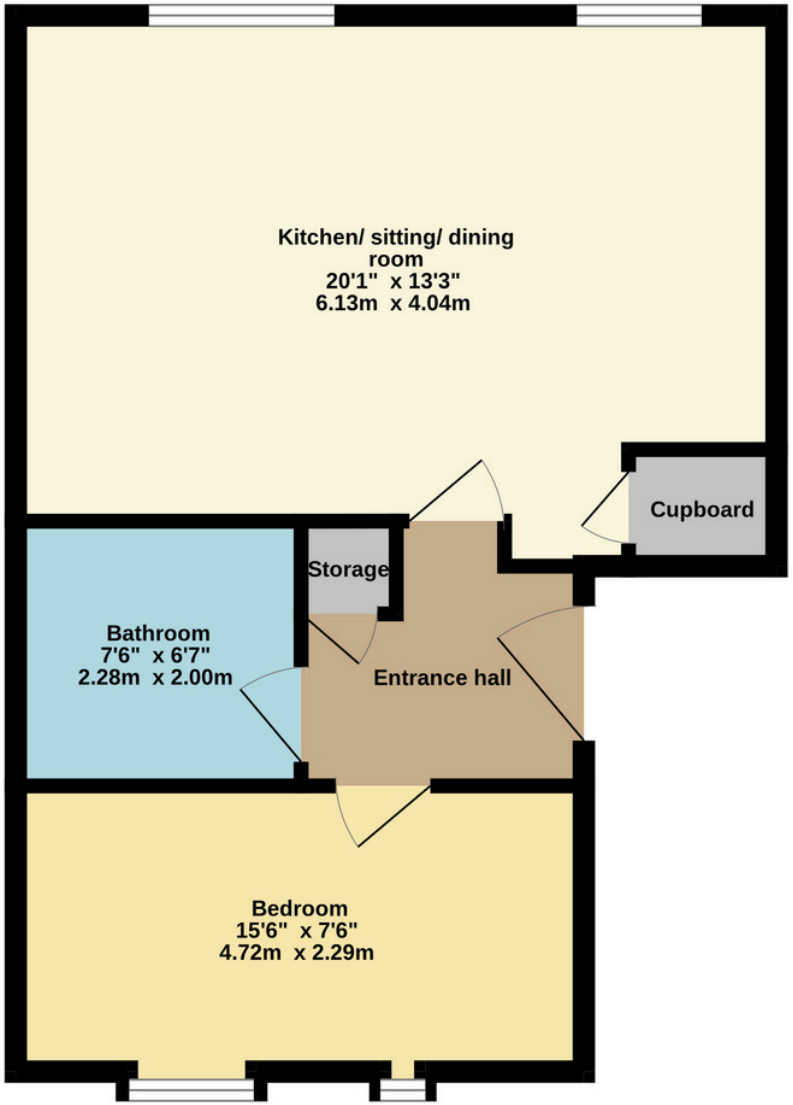
Two large windows allow natural light to pour in, creating a bright and welcoming room with ample space for a bed, wardrobes and additional bedroom furniture as per the photos.

Externally, the property benefits from an allocated parking space, a valuable addition for apartment living, alongside a secure communal bike store for those who prefer to get around on two wheels.





Green Bank, Easton, is well placed for buyers wanting to enjoy city living while still having local amenities close at hand. Bristol city centre is approximately a 30-minute walk away, or around 10 minutes by bike, making it a convenient choice for commuting, socialising and enjoying the city's shops, restaurants and wider attractions. For cycling enthusiasts, the Bristol and Bath Railway Path is less than a five-minute ride away, offering a fantastic traffic-free route between the two cities. With its modern finish, bright living spaces and convenient location, this apartment offers an appealing opportunity for a first-time buyer looking for a home that is ready to move into and enjoy.



Energy performance certificate (EPC)

Flat 6 Kernal Point Co-Operation Road Bristol BS5 6FR	Energy rating **B**	Valid until:	**14 June 2031**
		Certificate number:	**5139-7336-0000-0375-2292**

Property type	Mid-floor flat
Total floor area	62 square metres

Rules on letting this property

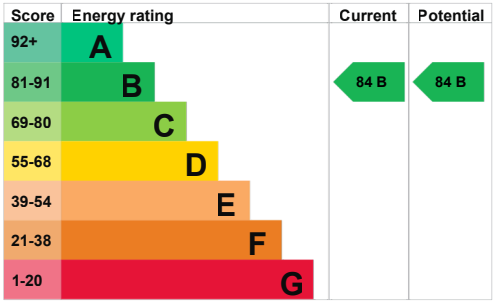
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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