



SARAH CLARK
PROPERTY CONSULTANTS

159 |
MANSELL ROAD, PATCHWAY, BS34 5SU

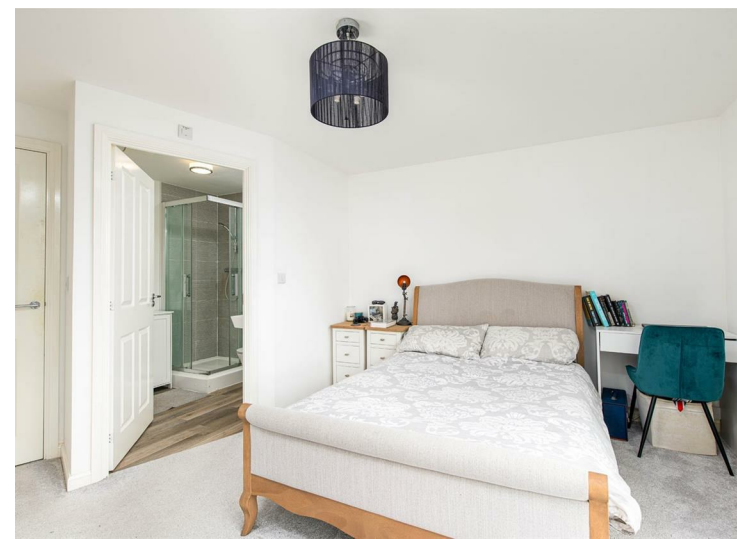
This well-presented ground floor two double bedroom apartment is set within the sought-after Charlton Hayes development.

The property features a welcoming entrance hall with built-in storage, leading into a spacious open-plan kitchen, dining and living area. Stylishly finished in a neutral décor, this main living space benefits from excellent natural light and opens onto a private balcony – perfect for enjoying the sun.

Both bedrooms are generous doubles, with the main bedroom complemented by an en-suite shower room. A modern family bathroom completes the accommodation. Additional features include gas central heating with a combi boiler, full double glazing, allocated parking, and access to a secure bike store.

Located on Mansell Road, the apartment offers excellent transport links with the M4/M5, A38, MetroBus and local bus services all within easy reach. Cribbs Causeway provides an extensive range of shops, restaurants and leisure facilities, while local schools and Aztec West Business Park add to the convenience. Looking ahead, the nearby Brabazon development promises new shops, eateries, and community facilities, further enhancing the area's long-term appeal.

This apartment is a superb opportunity for first-time buyers, professionals, or investors seeking a modern, low-maintenance home in a prime location.



Features

- Two Double Bedrooms
- En-suite
- Ground Floor
- Balcony



Entrance Hallway

A welcoming entrance with two built-in storage cupboards (one with power for appliances), radiator, and stylish flooring. Doors lead to all rooms.

Kitchen / Living Room

12'7" x 25'5" (3.84 x 7.75)

A bright and spacious dual-aspect living area with a double-glazed window to the front and patio doors opening onto the private balcony. Two radiators, TV point, and ceiling lights add to the comfort.

The modern fitted kitchen includes a range of wall and base units, stainless steel sink and drainer, four-ring gas hob with electric oven, extractor hood, integrated fridge/freezer, dishwasher and cupboard housing the boiler. There is space and plumbing for a washing machine.

Master Bedroom

13'5" x 9'4" (4.11 x 2.85)

A generous double bedroom with front aspect window, radiator, power sockets, and direct access to an en-suite shower room.

En-suite

Stylish suite comprising fitted shower enclosure with tiled splashback, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, and ceiling lights

Bedroom Two

8'11" x 11'8" (2.74 x 3.58)

A second double bedroom with front aspect window, radiator, and power sockets.

Bathroom

A modern three-piece suite including panelled bath with shower over and tiled splashback, pedestal wash hand basin, and low-level WC. Additional features include an obscure glazed window, radiator, shaver point, extractor fan and ceiling lights.

Balcony

Private outdoor space with decking and glass balustrade – perfect for relaxing or entertaining

Outside

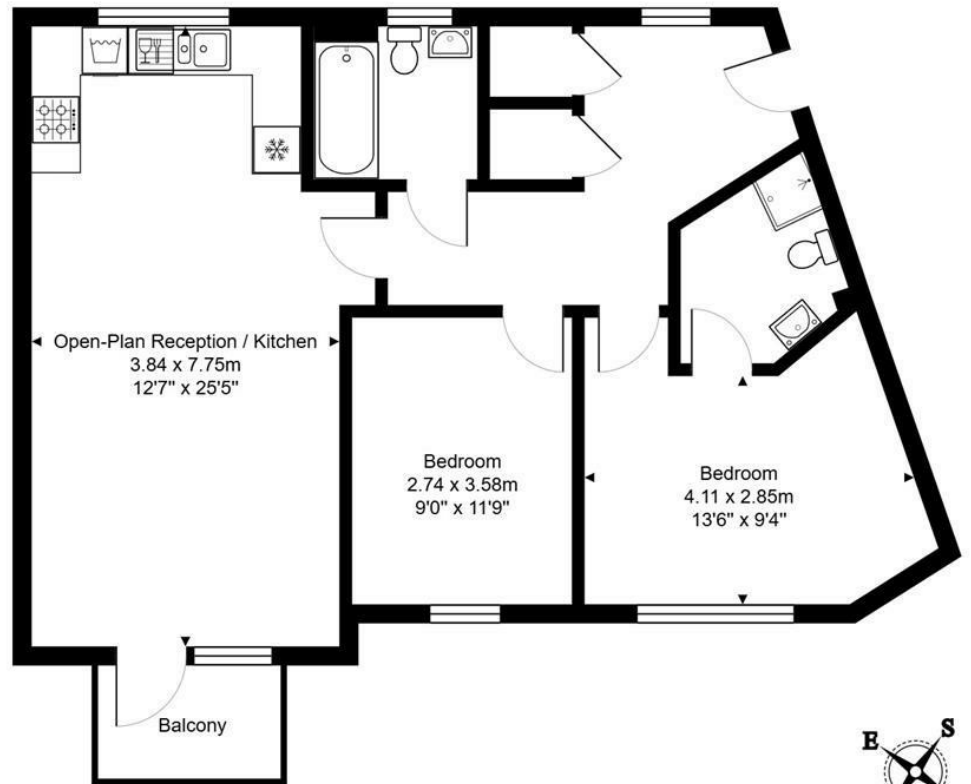
Allocated parking space for one vehicle, with access to communal bin and secure bike storage.



TENURE
LEASEHOLD

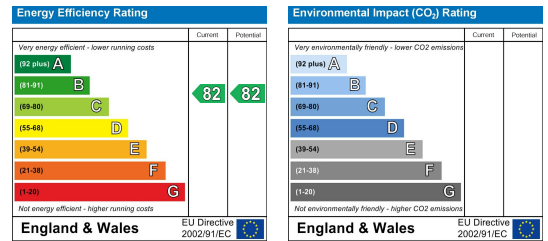
SERVICES
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LOCAL AUTHORITY
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Ground Floor
Area: 76.2 m² ... 820 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.