









welcome to

Junction Way, Mangotsfield Bristol

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The property will suit a wide range of buyers given the attractive development it sits within and the access to amenities. Whether you need access to Central Bristol, Bath, local major employers or even London...this property may be for you. The site as a whole is well planned with low density design and plenty of green spaces. Furthermore, access to the countryside is very straight forward and it gives a sense of having the best of both worlds!

The property is presented to a high standard and the well proportioned entrance hallway accentuates the space as found throughout. The ensuite in addition to the main bathroom certainly offers flexibility and the current owner has recently replaced the original kitchen making for a sleek and stylish room.

We will be delighted to answer questions as and arrange viewings as appropriate.

Junction Way

Entrance And Communal Areas

Private Entrance

Hallway

10' 5" max x 7' 10" max (3.17m max x 2.39m max)

Open Plan Living With Kitchen

14' 7" max x 18' 4" max (4.45m max x 5.59m max)

Kitchen Space

Bedroom 1

11' 9" max x 10' max (3.58m max x 3.05m max)

Ensuite

6' 4" max x 7' 2" max (1.93m max x 2.18m max)

Bedroom 2

10' max x 8' 5" max (3.05m max x 2.57m max)

Bathroom

7' max x 6' 4" max (2.13m max x 1.93m max)

Agents Notes











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Junction Way, Mangotsfield Bristol

- Two Bed / Two Bath Apartment. Ground Floor with Allocated Parking
- Attractive Ground Floor Position/ Desirable Beaufort Vale Development
- Great Open-Plan Living Space
- Well Proportioned Entrance Hall
- Recently Fitted New Kitchen

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

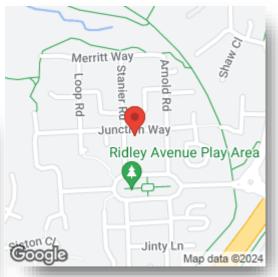
offers in excess of

£190.000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STG109119



Property Ref: STG109119 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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