



**Mansell Road, Patchway Bristol BS34 5QX**

**welcome to**

## **Mansell Road, Patchway Bristol**

Beautifully presented and modern two double bedroom first floor apartment is situated in the popular location of Charlton Hayes. Offering two double bedrooms, two bathrooms, spacious open plan living room and fitted kitchen, large balcony overlooking the green, with allocated parking.

### **Entrance Hallway**

Door into communal hallway, telephone intercom, double glazed window, two built in storage cupboards.

Leading from the living room and over looks the Green.

### **Allocated Parking**

### **Bedroom One**

14' 3" x 10' ( 4.34m x 3.05m )

Double glazed window to front, carpeted flooring, radiator, TV point.

### **En-Suite**

Shower cubicle with shower over, tiled walls, pedestal hand wash basin with tiled splashbacks, low level WC, heated towel rail, extractor fan.

### **Bedroom Two**

11' 9" x 8' 8" ( 3.58m x 2.64m )

Double glazed window to front, carpeted flooring, radiator.

### **Bathroom**

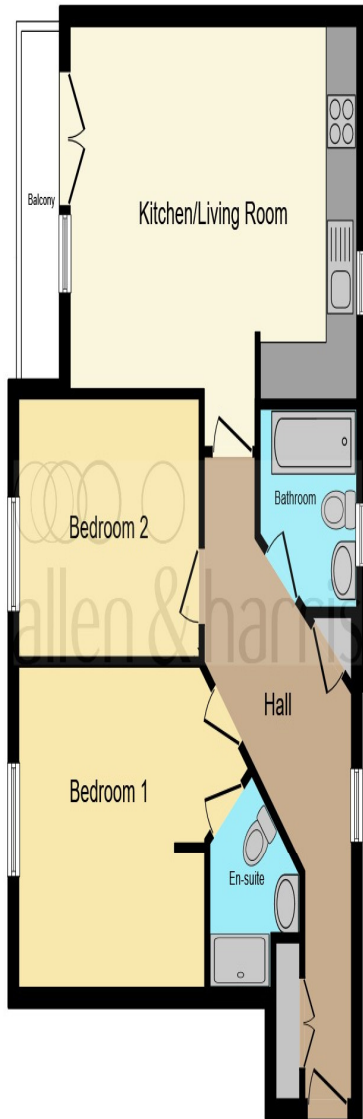
Double glazed obscured window to rear, panelled bath, with tiled splash backs, pedestal hand wash basin with tiled splash backs, low level WC, heated towel rail, extractor fan.

### **Kitchen/ Living Room**

18' 8" x 12' 4" ( 5.69m x 3.76m )

Open plan living room, with carpeted flooring, double glazed window and french doors to front, TV point, radiator. In the kitchen area is laminate flooring, with a range of high gloss wall and base units with work surfaces over, integrated fridge/freezer, dishwasher and washing machine, 1 1/2 stainless steel sink drainer with mixer tap over, integrated oven with induction hob, extractor hood over.

### **Balcony**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

