

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**87 Whistle Road  
Mangotsfield  
Bristol BS16 9QX**

**A one bedroom TOP FLOOR APARTMENT, situated in this popular development, available with NO ONGOING CHAIN, fantastic first home or investment property with achievable income of 1,000PCM.**



REF: ASW5421

**Offers in Excess of £135,000**

**COMMUNAL ENTRANCE WITH SECURITY ENTRY PHONE \* HALLWAY \* LIVING ROOM WITH BALCONY \* KITCHEN \* DOUBLE BEDROOM \* LARGE BATHROOM \* DOUBLE GLAZING \* ELECTRIC HEATING \* EPC RATING: C \* COUNCIL TAX BAND: A**

Viewing: By appointment with Stephen Maggs Estate Agents  
Hamilton House, 107 Bristol Road, Whitchurch Village  
Bristol, BS14 0PU

Telephone: 01275 892228

[www.stephenmaggs.co.uk](http://www.stephenmaggs.co.uk) [email@stephenmaggs.co.uk](mailto:email@stephenmaggs.co.uk)



**SITUATION:**

Mangotsfield is situated in East Bristol, offering easy access to the Ring Road and motorway network. There is a range of local shops available in the Village, together with Schools for all ages, and a much wider range of shops and services are available at nearby Emersons Green.

**DESCRIPTION:**

A one bedroom top floor flat offering accommodation ideally suited to a professional couple. Conveniently situated close to the A4174 ring road, therefore affording easy access to the motorway network, and with a good range of facilities available at nearby Emersons Green.

**COMMUNAL ENTRANCE:**

Door with security entry system, staircase rising to top floor, door to:

**HALLWAY:**

Security entry phone, electric consumer unit, wall mounted convector heater and wall mounted thermostat, large walk in airing cupboard housing a pressurised hold cylinder with immersion heater.

**LIVING ROOM: 15' 5" x 10' 6" (4.70m x 3.20m)**

Double glazed french door opening onto a balcony, wall mounted electric convector heater, television point, telephone point, square opening to:

**KITCHEN: 10' 6" x 5' 3" (3.20m x 1.60m)**

White fronted wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built in single oven, four ring hob with cooker hood over, space and plumbing for automatic washing machine, space for upright fridge/freezer.

**DOUBLE BEDROOM: 11' 0" x 10' 5" (3.35m x 3.17m)**

Double glazed window to the rear, television point, wall mounted Dimplex convector heater, access to loft storage space.

**BATHROOM:**

A larger than average bathroom having a white suite comprising of a panelled bath with mixer shower over, shower rail and curtain, pedestal wash hand basin with tiled splashback, close coupled W.C, electric shaver point.

**GENERAL:**

There are communal bike and bin storage areas, and visitor parking bays.

Remaining lease 138 years

Annual ground rent - £287.74

Annual service charge - £657.30



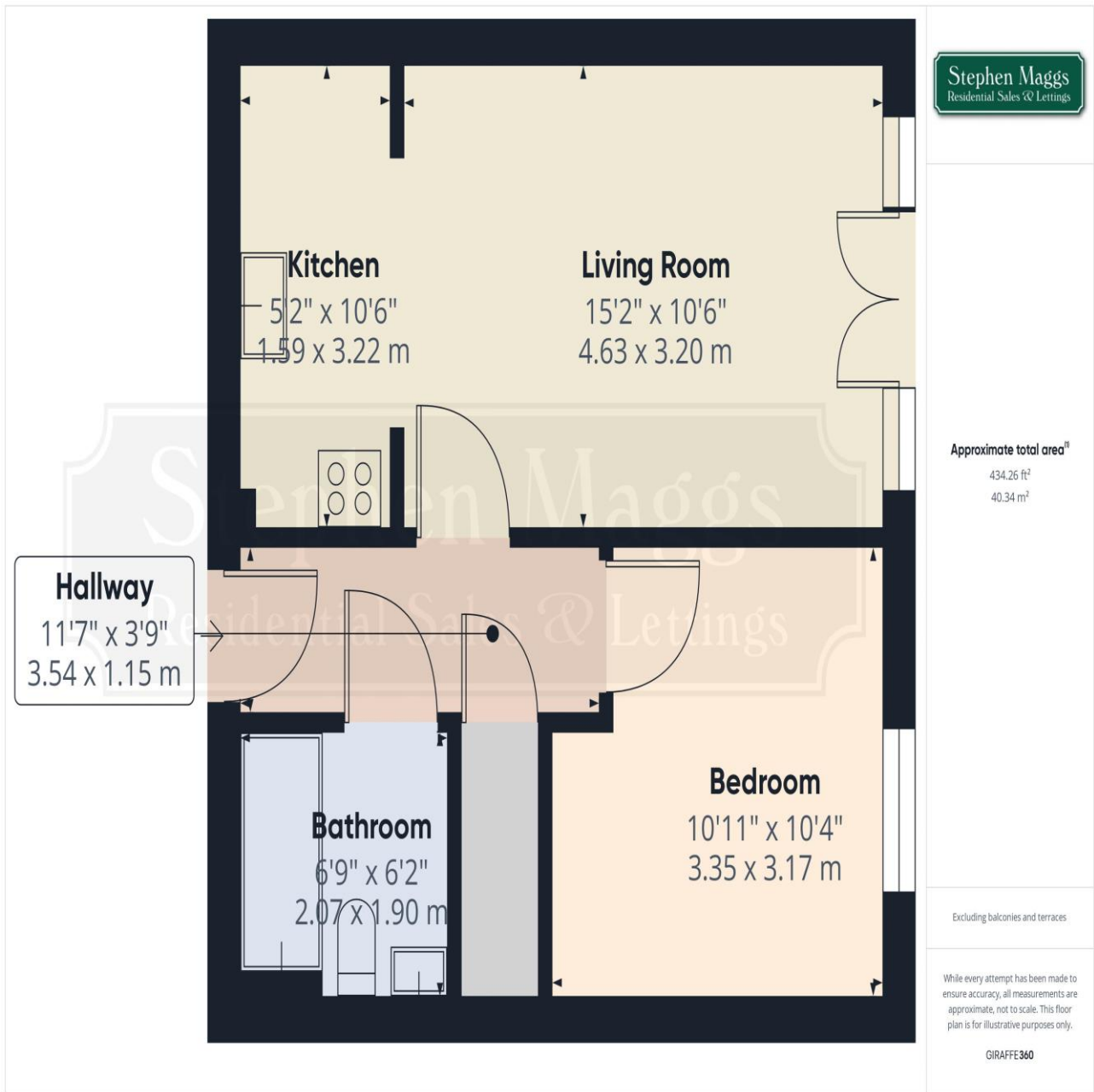


Stephen Maggs  
Residential Sales & Lettings

If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) before any offer is put forward.



**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy performance certificate (EPC)

87 WHISTLE ROAD  
SISTON  
BS16 9QX

Energy rating

C

Valid until: 5 May 2031

Certificate number: 6603-2029-5002-0605-0402

Property type

Top-floor flat

Total floor area

41 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) (<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 C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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

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