



Whistle Road, Bristol, BS16 9QX

- PURPOSE BUILT FLAT
- TOP FLOOR
- 2 DOUBLE BEDROOMS
- LOUNGE/DINING
- KITCHEN AREA
- PARKING SPACE
- EPC RATING D
- AVAILABLE NOW
- HOLDING DEPOSIT - £276.00
- DEPOSIT - £1380.00

AVAILABLE NOW

M.Coleman Estate Agents are pleased to offer TO LET this delightful two double bedroom purpose built apartment occupying a pleasant position within the development.

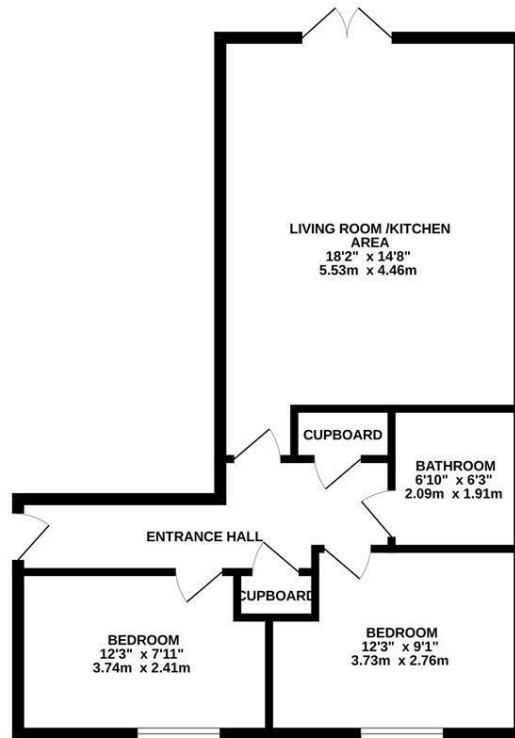
Situated on the upper-most floor with telephone entry system, the accommodation comprises an open plan living area consisting of a well-proportioned lounge and kitchen benefitting from the provision of a Juliette balcony. The kitchen has a range of wall and base units finished with sleek white doors, brushed steel handles and dark worktops further enhancing the contemporary feel. Integrated appliances include an oven, hob and extractor plus space for a washing machine and freestanding fridge freezer.

Both of the two double bedrooms have large uPVC double glazed windows and the modern white family bathroom offers a three piece suite with mains plumbed mixer shower over bath and partially tiled walls.

Further benefits to the apartment include double glazing, loft space offering additional storage and allocated parking for one vehicle. Additional parking is available on road at the front of the building on a first come first served basis as well as additional visitor spaces in the car park.

Located on the edge of Mangotsfield, the property offers ease of access onto the Avon Ring Road and thus the wider network of Bristol and Bath. The amenities of Kingswood, Staple Hill and Mangotsfield are all easily accessible offering a selection of local shops, cafes, library and a doctor and dental surgeries

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	