



ARNOLD ROAD  
MANGOTSFIELD, BRISTOL, BS16 9LB

£185,000





- Third Floor**
- Communal Hall**
- Entrance Hall**
- Kitchen/Living Room**  
17'9 max x 14'6
- Bedroom**  
11'8 x 9'3
- Bedroom**  
10'11 x 9'7
- Bathroom**  
6'10 x 6'3
- External**
- Allocated Parking Space**



### NO ONWARD CHAIN

M.Coleman Estate Agents are pleased to offer for sale 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 wood effect 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, dishwasher and freestanding fridge freezer.

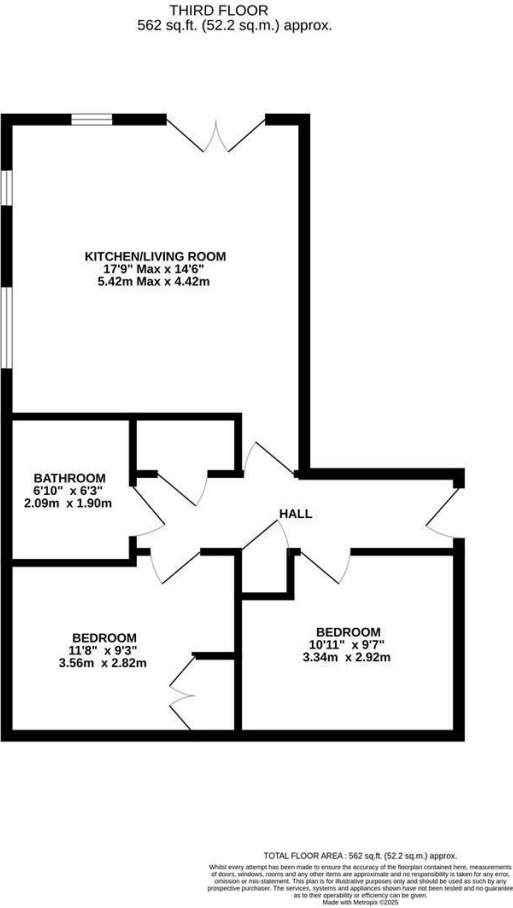
Both of the two double bedrooms have large uPVC double glazed windows which flood the rooms with light and the modern white family bathroom offers a three piece suite with mains plumbed mixer shower over bath and partially tiled walls.

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 locally on a first come first served basis as well as additional visitor spaces in the car park.

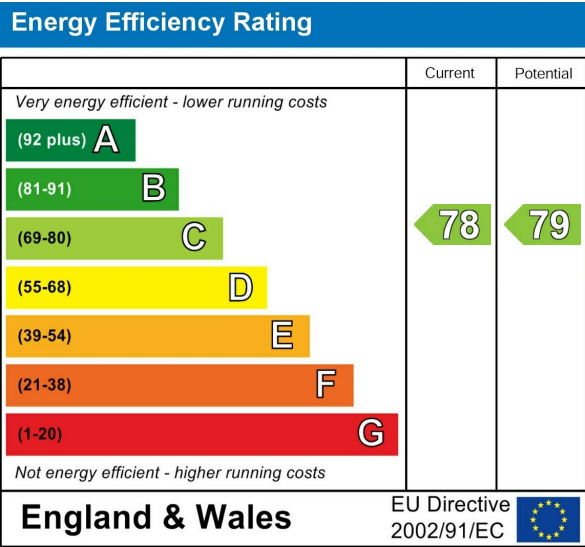
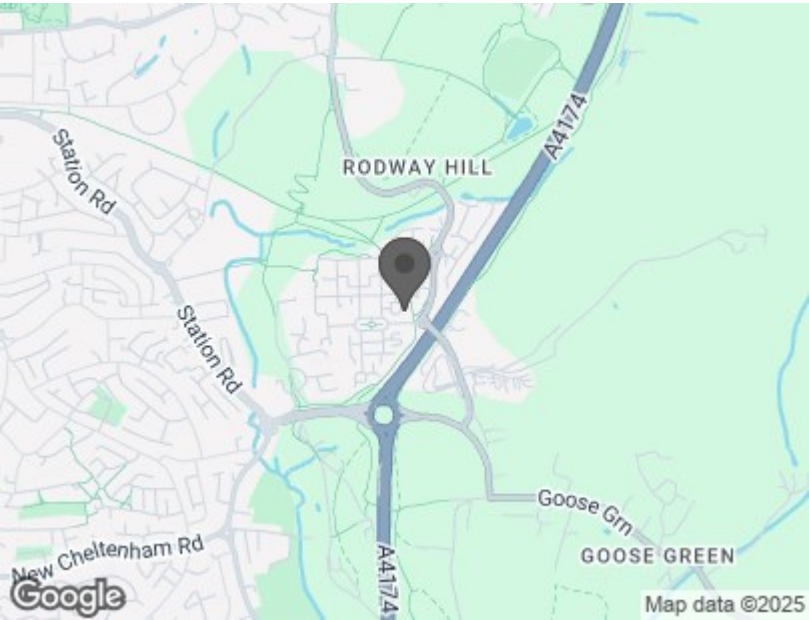
Located on the edge of Mangotsfield, the property offers ease of access onto the Bristol to Bath cycle path and the Avon Ring Road thus the wider network of Bristol and Bath by both car and bicycle. The amenities of Kingswood, Staple Hill and Mangotsfield are all easily accessible offering a selection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



FLOOR PLAN



AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.