



**Connells**

Whistle Road  
Mangotsfield Bristol





### Property Description

A well-presented purpose built first floor apartment located in a popular residential area close to local amenities. You are only a short drive from Emersons Green Retail Park with a good array of restaurants, shops, supermarkets as well as a doctors and dental surgery. You will also find great transport links to Bristol and Bath being situated close to the ring road and the M4 and easy access to the Bristol and Bath cycle track.

In brief this property has One Double Bedroom, Living room, Kitchen and large modern bathroom. One allocated parking space to the front of the property.

This property will be great for first time buyers and investors. Call today to view with Connells!



## Entrance Hallway

Intercom system, large storage cupboards, an airing cupboard which contains the hot water cylinder, carpeted flooring and a wall mounted heater.

## Lounge

21' x 10' 4" ( 6.40m x 3.15m )

Double glazed French doors and windows to the rear aspect opening to a Juliet balcony, TV and telephone point, carpeted flooring and a wall mounted heater.

## Kitchen

10' 7" x 6' 5" ( 3.23m x 1.96m )

Double glazed windows to the rear and side aspects, a range of wall and base units with worktops over, space and plumbing for a washing machine, fridge freezer, stainless steel sink and drainer with a mixer tap, integral oven, vinyl flooring.

## Bedroom

10' 4" x 9' 7" ( 3.15m x 2.92m )

Double glazed window to the rear aspect, built-in wardrobe, carpeted flooring and a wall mounted heater.

## Bathroom

7' 6" x 6' 3" ( 2.29m x 1.91m )

Panelled bath with mains shower over, WC, pedestal wash hand basin with tiled splashback, vinyl flooring and a wall mounted heater.

## Outside

Allocated parking space, communal bike storage and visitor parking bays.















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)

To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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