



Connells

Arnold Road
Mangotsfield Bristol



Property Description

Connells are proud to present a fantastic opportunity to acquire a well-presented two-bedroom apartment situated in Mangotsfield. This property is a smart choice whether you are looking for an investment opportunity or a place to call home. The generous, open-plan living accommodation includes a combined kitchen, dining, and living area, featuring French doors that open to a Juliet balcony for a stylish and airy feel. A hallway, equipped with an intercom system, leads to two bedrooms and a bathroom. The apartment benefits from electric heating and double glazing throughout. Additional amenities include an allocated parking space and communal bicycle and bin storage. The location offers excellent connectivity with the Bristol to Bath cycle path and the A4174 Ring Road nearby, and shops, eateries, leisure, and medical facilities conveniently located in Emersons Green and Longwell Green. This impressive two-bedroom apartment is sure to prove popular. Contact us today to arrange a viewing and explore the potential of making this exceptional property your new home or investment.



Entrance Hall

Two storage cupboards and doors off to principal rooms.

Open Plan Living Area

17' 7" x 14' 5" max (5.36m x 4.39m max)

Kitchen Area

Double glazed window to the rear aspect, a range of wall and base units with worktops over, stainless steel sink and drainer with a mixer tap, low level electric oven, electric hob with extractor over, under cupboard lighting, under counter space for a dishwasher and washing machine, space for a freestanding fridge freezer, vinyl flooring.

Lounge Area

Dual aspect windows to both the rear and side, double doors opening to a Juliet balcony, TV point, carpeted flooring and a wall mounted electric heater.

Bedroom One

11' 7" x 9' 1" (3.53m x 2.77m)

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

Bedroom Two

10' 9" x 9' 6" (3.28m x 2.90m)

Double glazed window to the side aspect, carpeted flooring and a wall mounted electric heater.

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Double glazed obscured window to the rear aspect, W.C., pedestal wash hand basin with mixer tap, panelled bath with shower over, wall mounted towel rail and tiled flooring.

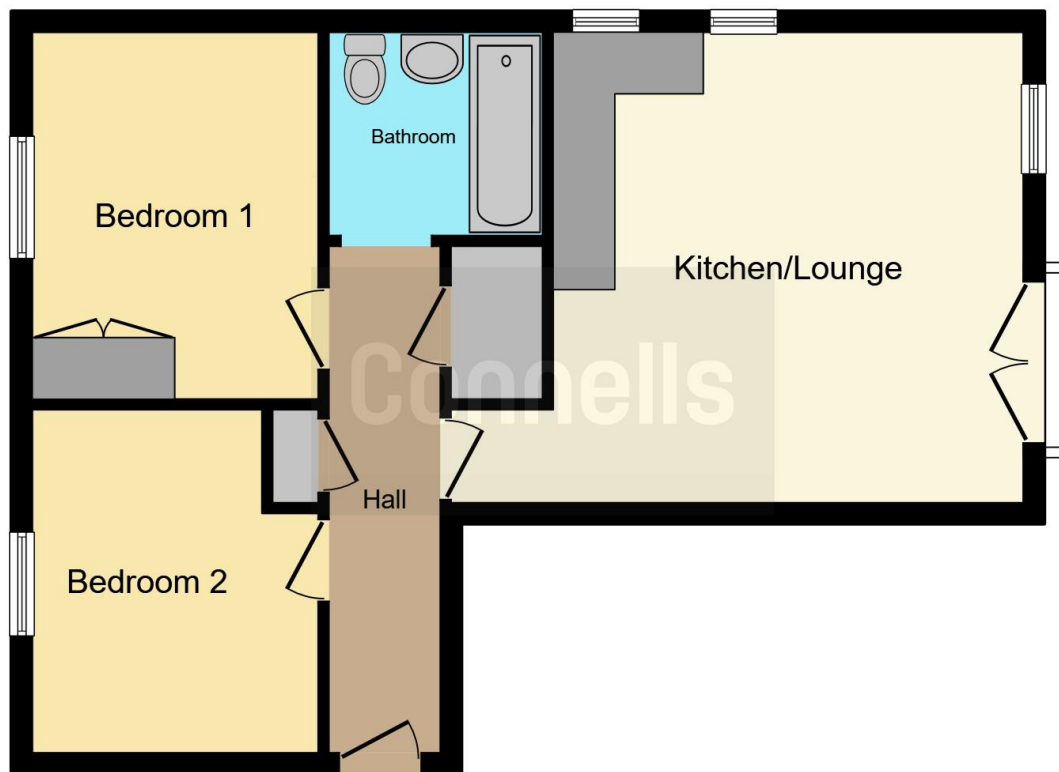
Outside

One allocated parking space and access to bin and bike stores.









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/EME306259

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 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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