



**Connells**

Arnold Road  
Mangotsfield Bristol



### Property Description

Situated on Arnold Road in the sought-after area of Mangotsfield, this delightful one-bedroom flat offers comfortable and modern living. The property features a bright and spacious lounge/diner with a Juliet balcony. The kitchen is thoughtfully designed with ample storage and workspace, while the bathroom provides a modern white suite. The double bedroom is generously sized, and the entrance hall conveniently connects all rooms, offering easy access throughout the flat. Mangotsfield is a popular residential area with a welcoming community, excellent local amenities, and great transport links. The property is ideally located near shops, cafes, parks, and schools, as well as providing easy access to the A4174 ring road, making it perfect for commuters and first-time buyers alike.



## Entrance Hall

Intercom system, storage cupboard, doors of to principal rooms, carpeted flooring and a wall-mounted electric heater.

## Open Plan Kitchen & Lounge

10' 5" x 20' 9" ( 3.17m x 6.32m )

Kitchen Area:

A range of wall and base units with worktops over, one and a half bowl stainless steel sink and drainer with mixer tap, low level electric oven, electric hob with extractor over, space for a dishwasher, space for a washing machine, space for a free-standing fridge freezer, under cupboard lighting and wood effect flooring.

Lounge area:

Double glazed French doors opening up to a Juliet balcony, TV point, carpeted flooring and a wall-mounted electric heater.

## Bedroom

10' 2" x 9' 2" ( 3.10m x 2.79m )

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

## Bathroom

6' 3" x 6' 8" ( 1.91m x 2.03m )

Panelled bath with shower hose attachment. WC, pedestal wash hand basin, extractor fan and tiled flooring.

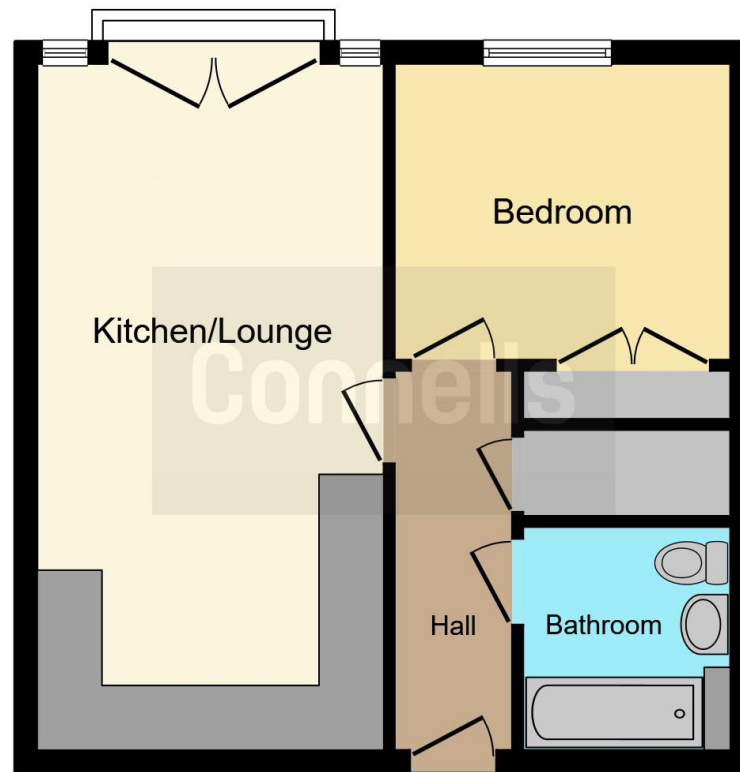
## Outside

Allocated parking, 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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

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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

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