



Connells

St. James Street
Mangotsfield Bristol



Property Description

This Studio Apartment on St James Street offers a fantastic living space, perfect for individuals or couples. The property boasts an open-plan kitchen, lounge, and bedroom area, creating a spacious and versatile environment. With its own Garage, you'll never have to worry about finding a space and it also benefits from outside storage. The well-designed layout ensures a modern and comfortable lifestyle, ideal for those looking to enjoy easy access to the local area and beyond.

Situated in the area of Mangotsfield, its known for its friendly community atmosphere and excellent local amenities. Within a short distance to Downend or Emersons Green, you'll find a range of convenience stores, local cafes, and restaurants, perfect for daily needs and leisurely outings.

For commuters, the location is ideal. The property is within easy reach of major road links, including the A4174 Ring Road, providing excellent access to the M32, M4, and M5 motorways. This makes traveling to Bristol city centre, Bath, and further afield both convenient and efficient. There are also good public transport options in the area, with bus services linking to nearby towns and the city centre.

Call Connells today to arrange your viewing!

Entrance Hallway

Door in from front with stairs rising to the apartment, carpet to the stairs and a handrail.

Open Plan Kitchen and Living

Irregular Shaped Room 14' 5" max x 18' 4" max (4.39m max x 5.59m)

Kitchen Area

Double glazed skylight window to the rear aspect, a range of wall and base units with work tops over and tiled splashbacks, low level electric oven, electric hob, stainless steel sink and drainer with mixer tap, integrated fridge, space for a washing machine, smooth ceiling with recessed spotlights, extractor fan and vinyl flooring.

Lounge Area

Double glazed skylight window to the front aspect. Double glazed window to the rear aspect, TV point, door to bathroom, wood effect flooring, smooth ceiling with recessed spotlights and a loft hatch and two radiators.

Bathroom

Double glazed skylight window to the front aspect, panelled bath with shower over, W.C. wash hand basin inset into vanity unit with a mixer tap, vinyl flooring and a chrome heated towel rail.

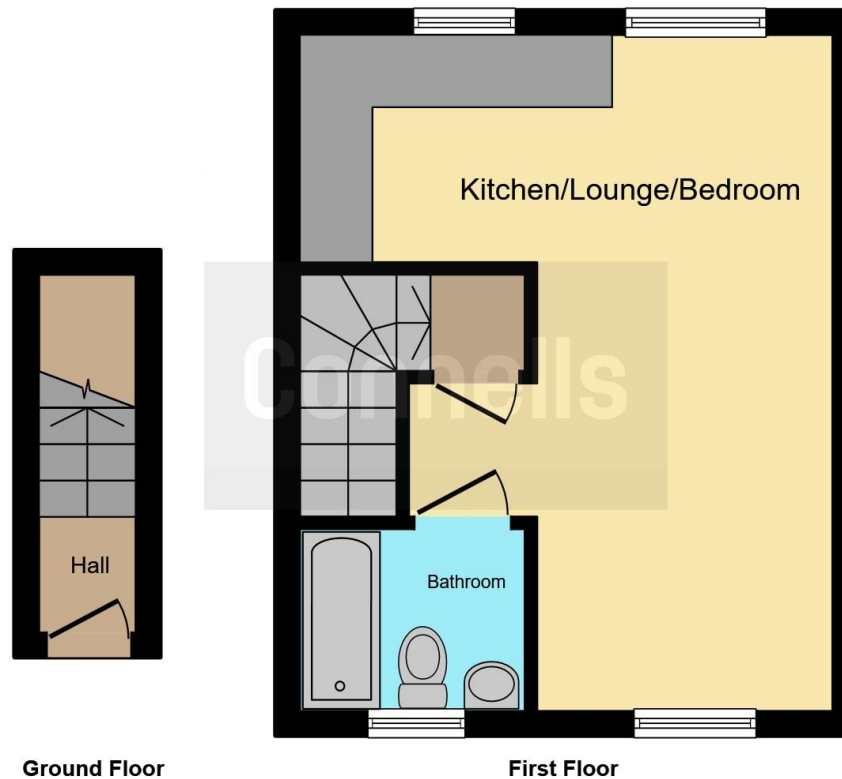
Outside

Garage and an outside storage space.









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/EME306342

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. 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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