



**Connells**

Whistle Road  
Mangotsfield Bristol



### Property Description

Located in the popular Mangotsfield area of BS16, this well-presented ground floor one-bedroom flat provides generous living space with convenient access to local amenities and travel links. The property features a bright and airy lounge/diner, a fitted kitchen with ample worktop and cupboard space, a good-sized double bedroom and bathroom.

Mangotsfield offers easy access to nearby green spaces, local shops, cafés and bus routes, along with quick road links to Bristol and Bath via the A4174 Ring Road. This property is ideal for first-time buyers, downsizers or investors seeking a low-maintenance home in a well-connected and desirable location.



## Entrance Hallway

Intercom system, storage cupboard, doors to bedroom, bathroom, lounge and wood-effect flooring.

## Kitchen

11' 2" x 5' 9" ( 3.40m x 1.75m )

Dual aspect windows to the rear and side, a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, low level electric oven, electric hob with extractor hood over. Space for freestanding fridge-freezer, space for a washing machine and vinyl flooring.



## Lounge/Diner

21' 3" x 10' 5" ( 6.48m x 3.17m )

Double glazed French doors leading to patio area, TV point, wood-effect flooring and opening to kitchen.

## Bedroom

Irregular Shaped Room 11' 2" x 10' 8" ( 3.40m x 3.25m )

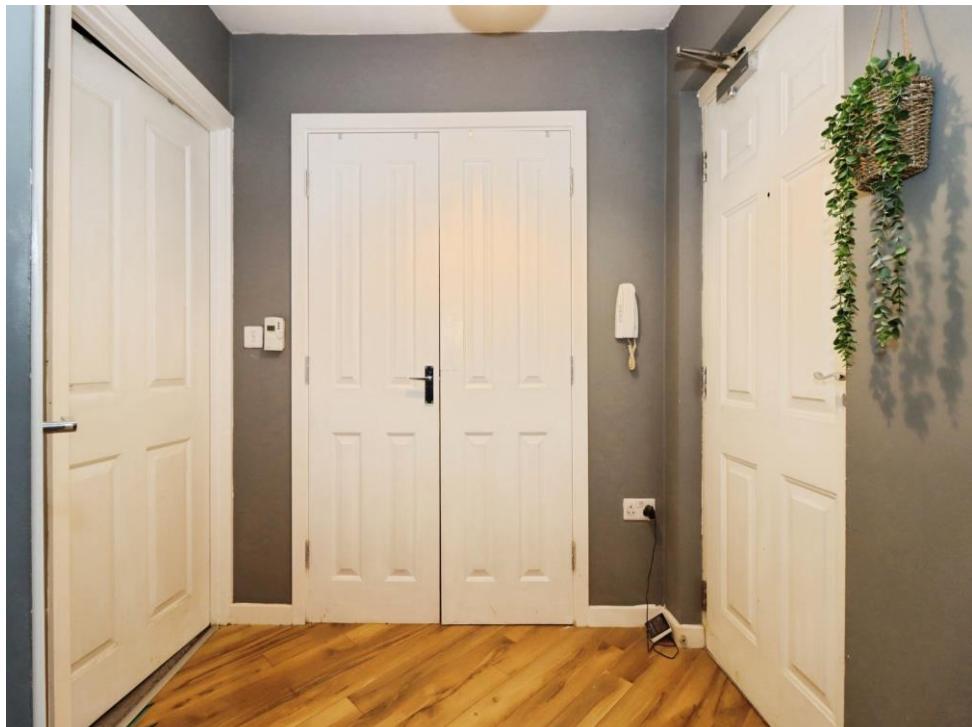
Double glazed window to the rear aspect, carpeted flooring and a wall mounted electric heater.

## Bathroom

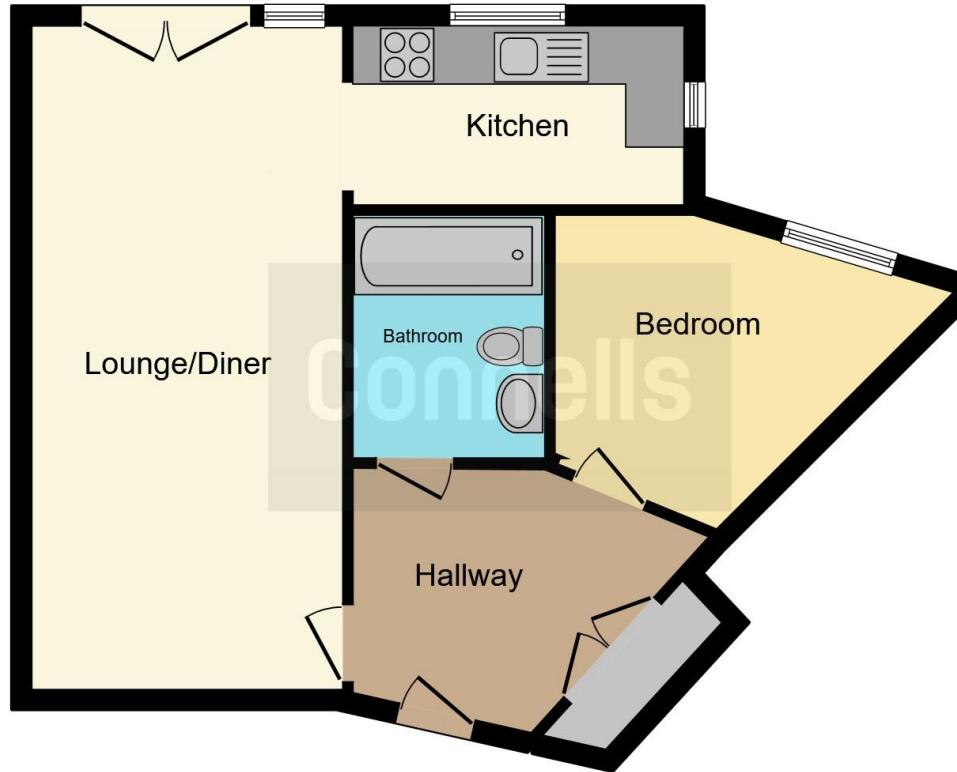
7' 8" x 6' 2" ( 2.34m x 1.88m )

Panelled bath with shower over, glass shower screen and part tiled, WC, pedestal wash-hand basin, extractor fan and vinyl flooring.









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

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 BRISTOL BS16 7AE

EPC Rating: C    Council Tax  
 Band: A

Service Charge: 287.74    Ground Rent:  
 690.16

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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