



Like what you see?

Get in touch to arrange a viewing!

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 28 Ellacombe Road, Bristol, BS30 9BA

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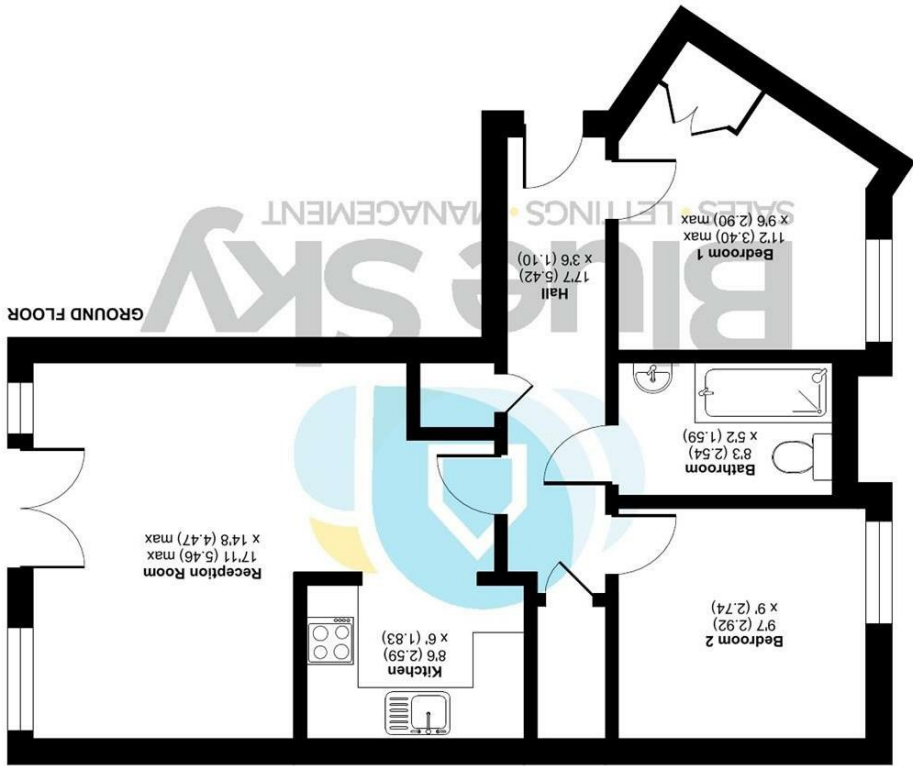
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of the crowd.

The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

Whistle Road, Mangotsfield, Bristol, BS16
Approximate Area = 607 sq ft / 56.3 sq m
For identification only - Not to scale





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN!! Blue Sky are delighted to offer for sale this fantastic two bedroom ground floor modern apartment located on ever popular area Whistle Road in Mangotsfield, within easy reach of the A4174 ring road to Bristol, Bath and the M4/5 motorway networks. This home comes with the added bonus of its own outside courtyard, perfect to relax in and enjoy the sun! The accommodation comprises: entrance hall with entry phone system and storage, spacious lounge/diner with French doors leading to the courtyard garden, kitchen, two bedrooms and bathroom. Further benefits from UPVC double glazing, electric heating and an allocated parking space close to the building. Call today to arrange your viewing!!



Entrance Hall

17'7" x 3'6" (5.36m x 1.07m)
Door to apartment, fuse board, electric heater, storage cupboard, entry phone system, airing cupboard housing water tank.

Lounge/Diner

17'11" max x 14'8" max (5.46m max x 4.47m max)
Two double glazed windows to rear, double glazed French doors to courtyard, two electric heaters, L shape.

Kitchen

8'6" x 6'0" (2.59m x 1.83m)
Wall and base units with worktops over, splashbacks, cooker hood, electric hob, electric oven, sink and drainer, space for washing machine, space for fridge/freezer, open to lounge/diner, plinth heater.

Bedroom One

11'2" max x 9'6" max (3.40m max x 2.90m max)
Double glazed window to front, electric heater, built in wardrobe, irregular shape room.

Bedroom Two

9'7" x 9'0" (2.92m x 2.74m)
Double glazed window to front, electric heater.

Bathroom

8'3" x 5'2" (2.51m x 1.57m)
Extractor fan, W.C, wash hand basin, enclosed bath with shower over, shaver point, wall mounted heater, part tiled walls.

Courtyard Garden

Accessed via the lounge/diner, patio area.

Communal Areas

Bike and bin store and development grounds for use of the residents.

Parking

One allocated parking bay (bay 35), there are also visitors bays in the residents carpark.

Agent Notes

We bring to your attention that 35 Whistle Road, Mangotsfield, Bristol, BS16 9QX is owned by a family member of an employee at Blue Sky Property Solutions Ltd.

The vendor has advised the lease length remaining is 135 years. The current annual ground rent is £358 and the current annual service charge is £863, this includes buildings insurance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	72
England & Wales		
EU Directive 2002/91/EC		

