



51, Whistle Road, Mangotsfield Bristol, South
Gloucestershire, BS16 9QX

Offers in Excess of
£195,000

Anne James is delighted to present this modern upper floor apartment, recently decorated to a high standard and with new carpets and kitchen vinyl. The accommodation features a lounge, dining room with Juliette balcony overlooking the green, separate fitted kitchen with spaces for a fridge freezer and washing machine, two spacious bedrooms, a modern bathroom along with an entry phone system in the hallway, allocated parking space and bicycle store. This apartment combines comfort and style making it an ideal choice for modern living and is ideal for the first time buyers, downsizers and investors, with potential rental income. It is conveniently located near retail parks, supermarkets and leisure facilities with easy access to the A4174 Ring Road and motorway network making it ideal for commuters. The close proximity of the cycle path makes it ideal for outdoor enthusiasts. Viewing is highly recommended. Offered with No Onward Chain

Entrance

Entrance door leading to the entrance hallway.

Entrance Hallway

Entry phone system, electric wall heater, two cupboards one housing water tank, doors leading to the bedrooms, bathroom and lounge.

Bathroom

White suite comprising of panel bath with shower over, pedestal wash hand basin and low level WC, wood effect flooring, part tiled walls, extractor fan, wall heater and shaver point.

Bedroom One

9' 7" x 12' 5" (2.93m x 3.79m)

uPVC double glazed window, wall mounted electric heater.

Bedroom Two

9' 7" x 9' 0" (2.92m x 2.75m)

uPVC double glazed windows, wall mounted electric heater.

Lounge

14' 8" narrowing to 8'4" x 17' 7" narrowing to 10'2" (4.47m narrowing to 2.55m x 5.37m) narrowing to 3.09m

uPVC double glazed french door with uPVC double glazed window to the side, which opens onto a Juliette balcony, additional uPVC double glazed window, two wall electric heaters, wood effect flooring, opening to kitchen.

Kitchen

8' 6" x 6' 0" (2.60m x 1.82m)

Range of wood effect wall and base units with built in electric hob and oven with extractor over, stainless steel splashback, stainless steel sink with mixer tap, space for washing machine, space for fridge freezer, square edge wood effect worktops and upstands.

Outside

One allocated parking space and a bicycle store.

General

New Carpets throughout.

Tenure





Leasehold 136 years remaining Annual Ground
Rent £359.68 approx Annual Service Charge
£863.28 approx

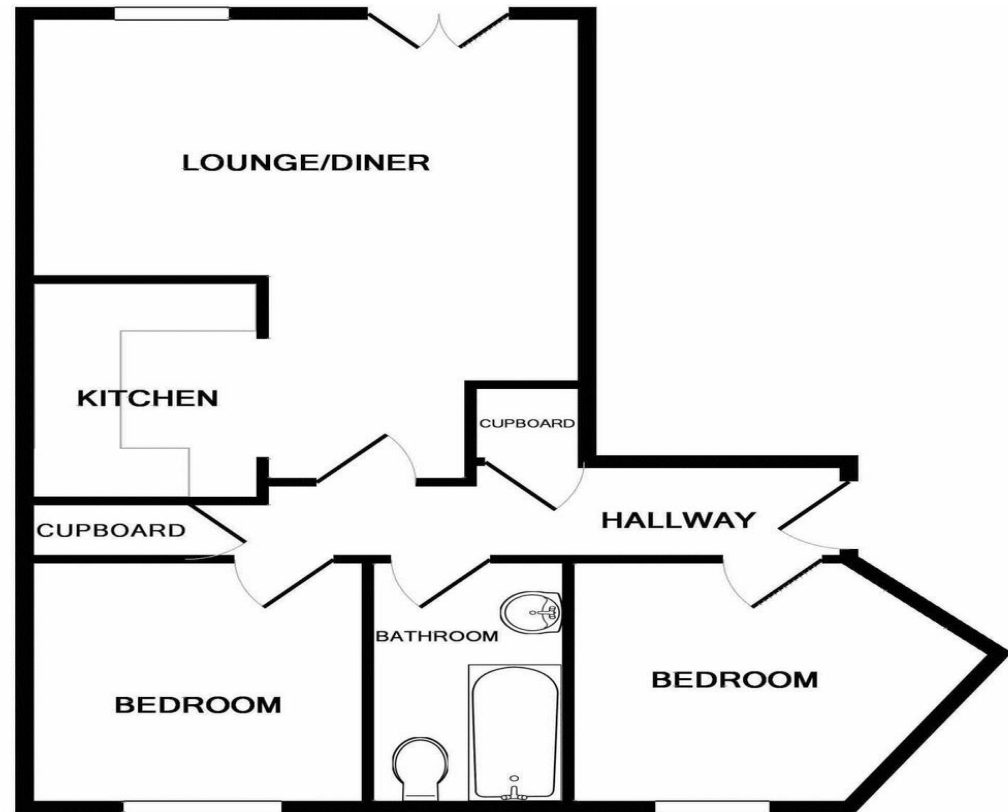
Council Band

Band B (South Gloucestershire Council)

EPC rating

B





For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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