



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

Offers in Excess of

Anne James Estate agents are pleased to offer for sale this modern upper floor apartment which has been recently redecorated to a high standard throughout to include new carpets. The accommodation comprises of a lounge/dining room with Juliette Balcony, an open plan kitchen, two generous bedrooms and a modern bathroom, entry phone system. To the outside of the property is an allocated parking space for one vehicle. Viewing is highly recommended.

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 Two

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

uPVC double glazed windows, wall mounted electric heater.

Bedroom One

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

uPVC double glazed window, 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.

General

New Carpets throughout.





Tenure

Leasehold

Council Tax

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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol