



Approximate Area = 515 sq ft / 47.8 sq m  
 For identification only - Not to scale

**Arnold Road, Mangotsfield, Bristol, BS16**

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/drain 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.

**The Important Bit**

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Get in touch to arrange a viewing!

Like what you see?



**70 Arnold Road, Mangotsfield, Bristol, BS16 9LB**  
**Offers In Excess Of £150,000**



Council Tax Band: A | Property Tenure: Leasehold

**FIRST-FLOOR APARTMENT WITH 1 ALLOCATED PARKING SPACE!!** Welcome to this charming first-floor apartment located on Arnold Road in the desirable area of Mangotsfield, Bristol. This delightful property features an open plan lounge / diner with an adjacent kitchen area with fitted appliances, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The apartment has one double bedroom and a three piece modern bathroom suite. The property also benefits from an allocated parking space, ensuring convenience for residents with vehicles. Situated close to the ring road, this apartment offers excellent transport links, making it easy to access nearby amenities and the vibrant city centre. Additionally, the proximity to a cycle track encourages an active lifestyle, perfect for those who enjoy outdoor pursuits. With no onward chain, this property presents a fantastic opportunity for buyers looking to move in without delay. Whether you are a first-time buyer or seeking a low-maintenance investment, this apartment is sure to impress. Do not miss the chance to make this lovely space your new home.



**Communal Hallway**

**Hallway**

**6'6" x 6'5" (1.98m x 1.96m)**  
 Door into flat, airing cupboard housing water tank, double storage cupboard, electric heater, wood effect flooring.

**Kitchen / Lounge / Diner**

**21'6" x 20'11" (6.55m x 6.38m)**  
 Double glazed doors & window to rear with Juliette balcony, 2x double glazed windows in kitchen area to rear & side, electric fireplace with surround, electric heater, wood effect flooring, kitchen consists of matching wall & base units with worktops, 1 & a half bowl stainless steel sink with mixer taps & drainer, tile flooring, the following appliances are built in:- electric cooker & hob with extractor hood above, fridge/freezer, slimline dishwasher and washing machine.

**Bedroom**

**10'5" x 10'0" (3.18m x 3.05m)**  
 Double glazed window to side, built-in wardrobe, electric heater.

**Bathroom**

**7'9" x 6'4" (2.36m x 1.93m)**  
 Bath with shower above, wash hand basin, WC, heated towel rail, wood effect flooring, part tiled walls, extractor fan.

**Parking**

There is one allocated parking space - bay 6.

**Communal Grounds**

Communal grounds, bin & bike store.

**Agents Note**

The vendor has confirmed the property is leasehold. Lease started in April 2007 with 125 years, there is approx. 106 years remaining. Ground rent is £197.66 annually, this is reviewed every 10 years with the next review year 2027. Service charge is £1,573.92 annually Management company is PBM Property Management. All of this information needs to be confirmed by solicitors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

