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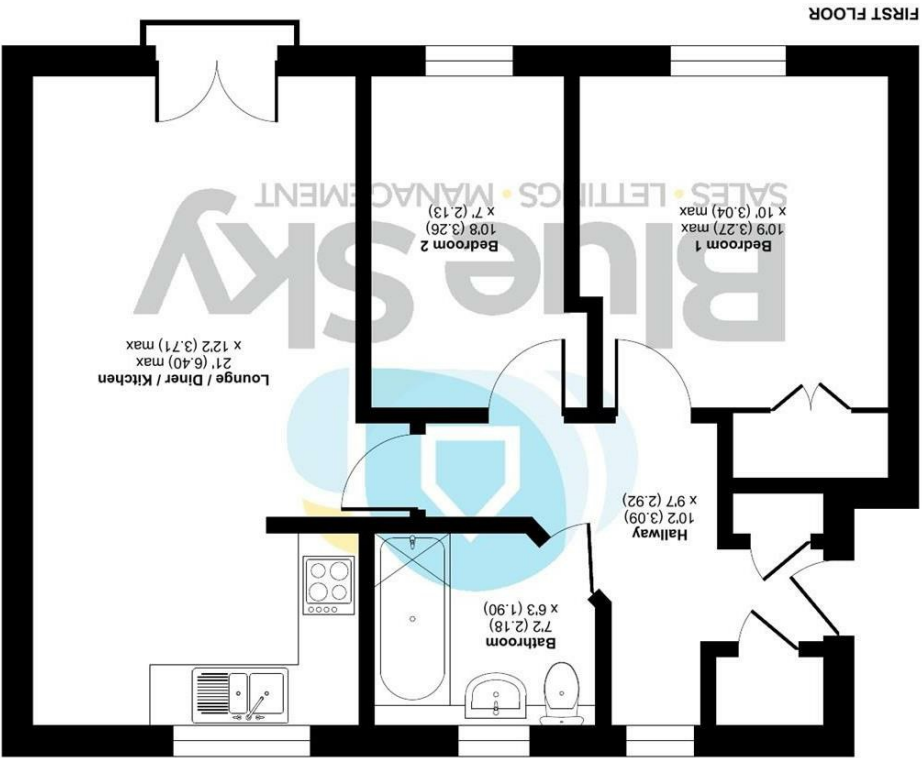
The Important Bit

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/draind 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.

Junction Way, Mangotsfield, Bristol, BS16

Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale





Council Tax Band: B | Property Tenure: Leasehold

2 BEDROOM FIRST-FLOOR APARTMENT NESTLED IN THE DESIRABLE AREA OF JUNCTION WAY IN MANGOTSFIELD, BRISTOL! This charming flat offers a perfect blend of modern living and convenience. Built in 2007, the property spans an inviting 563 square feet and is well presented throughout, making it an ideal choice for first-time buyers or those seeking a low-maintenance home. The flat features a spacious open plan kitchen/diner/lounge, creating a warm and welcoming environment for both relaxation and entertaining. With two comfortable bedrooms, there is ample space for rest and privacy. The well-appointed bathroom adds to the overall appeal, ensuring that all your needs are met within this delightful residence. One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this popular location. Residents will appreciate the ease of access to local amenities, transport links, cycle path links and green spaces, making it a perfect spot for those who enjoy a balanced lifestyle. In summary, this flat on Junction Way is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss your chance to view this lovely property and envision your future in this charming Bristol neighbourhood.



Communal Entrance

Intercom entry phone system, stairs leading to flat on first floor, rear access to car park.

Entrance Hallway

10'2 x 9'7 (3.10m x 2.92m)
Intercom entry phone system, double glazed window to rear, airing cupboard housing water tank, storage cupboard housing fuse box, electric heater.

Kitchen / Diner / Lounge

68'10" max x 39'4"6'6" max (21' max x 12'2 max)
Lounge area with double glazed patio doors to balcony, wood effect flooring, wall mounted electric fireplace. The kitchen area consists a double glazed window to rear, a range of wall & base units with work top over, one & a half bowl sink with mixer taps & drainer, integrated electric oven, induction hob with extractor hood above, part tiled walls, space for the following appliances:- washing machine & fridge/freezer,

Bedroom 1

10'9 max x 10' max (3.28m max x 3.05m max)
Double glazed window to front, electric heater, built-in wardrobe,

Bedroom 2

10'8 x 7' (3.25m x 2.13m)
Double glazed window to rear, electric heater,

Bathroom

7'2 x 6'3 (2.18m x 1.91m)
Obscured double glazed window to rear, bath with shower above, wash hand basin, W.C., heated towel rail, extractor fan, wood effect flooring, wall mounted mirror cabinet, shaver point, part tiled walls,

Parking

One allocated parking space - bay 70. There is access in the car park to a bike & bin store.

Agents Note

The vendor has confirmed the property is leasehold. The lease started at 125 years in 2007 with 106 years remaining. The ground rent is £197.62 annually and service charge is £1,800.00. Management company is Centrick.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner. Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



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		
	74	85
England & Wales		
EU Directive 2002/91/EC		

