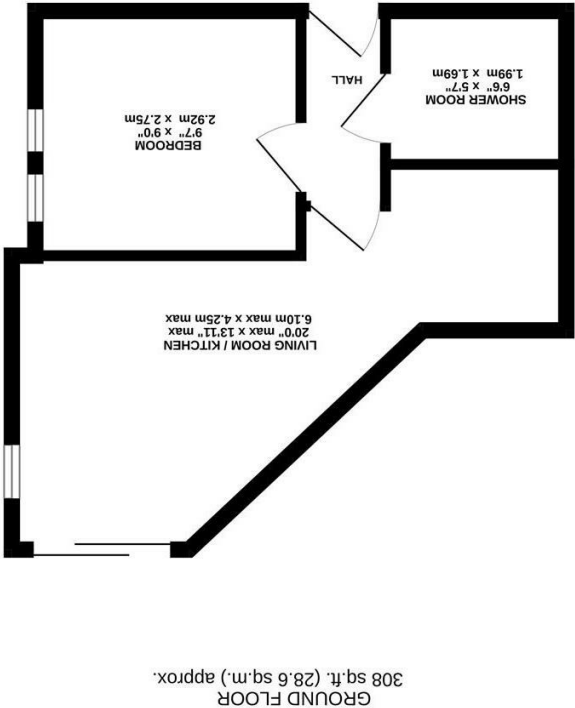




FLOOR PLAN

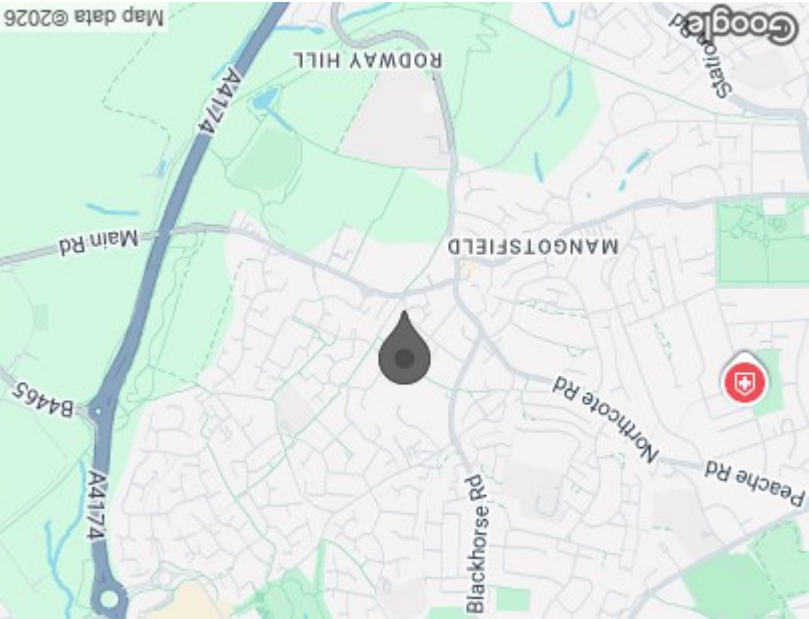


308 sq.ft. (28.6 sq.m.) approx.
TOTAL FLOOR AREA: 308 sq.ft. (28.6 sq.m.) approx.
Makem sure you check the floor area to ensure the accuracy of the figures contained here. Measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance only and should be used in conjunction with any other information provided. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
Potential	Current	79
	Potential	79
England & Wales		
EU Directive 2002/91/EC		
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		



AREA MAP



ELMLEIGH ROAD
MANGOTSFIELD, BRISTOL, BS16 9AG
£155,000





Ground Floor

Communal Hall

Entrance Hall

Kitchen/Living Room

20'0 max x 13'11 max

Bedroom

9'7 x 9'0

Shower Room

6'6 x 5'7

External

Courtyard

Allocated Parking Space



NO ONWARD CHAIN

We are delighted to present this well-presented one bedroom ground floor apartment, ideally located in the sought-after area of Mangotsfield. This home offers a perfect blend of comfort and convenience, making it an ideal home for first-time buyers, downsizers, or investors.

As you enter the property, you are welcomed by a hall leading to bright and airy open-plan living space, seamlessly combining the lounge and kitchen areas. The modern kitchen is equipped with an integrated electric oven, gas hob and extractor plus space for a washing machine and under-counter fridge/freezer.

The bedroom is a peaceful retreat, offering ample space for a double bed and additional furniture. The contemporary shower room completes the accommodation.

The property benefits from a private courtyard for the exclusive use of the flat which is accessed via patio doors from the lounge. Additionally there is allocated off road parking for one vehicle, a secure video entry system, a roof terrace usable by all residents as well as a secure bike store.

The property is conveniently located in the heart of Mangotsfield with all the associated amenities close at hand. Staple Hill and Downend are just a short distance away as is access onto the Bristol and Bath cycle path, A4174 ring road and other major commuting routes.

Early viewing is highly recommended to appreciate this lovely home.

