



Whistle Road, Bristol, BS16 9QX

M.Coleman Estate Agents are pleased to offer for rent this delightful one double bedroom purpose built apartment occupying a pleasant position within the development.

Situated on the second floor with telephone entry system, the accommodation comprises an open plan living area benefitting from the provision of a balcony. The kitchen has a range of wall and base units finished with light wood effect doors, brushed steel handles and light worktops further enhancing the contemporary feel. Integrated appliances include an oven, hob and extractor plus a freestanding washing machine and fridge freezer.

The double bedroom has a large uPVC double glazed window which floods the room with light and features convenient fitted wardrobes for additional storage. With partially tiled walls the modern white family bathroom offers a three piece suite with a mains plumbed mixer shower over bath. There is also a useful storage cupboard which completes the accommodation.

Parking is available on road at the front of the building on a first come first served basis as well as visitor spaces in the car park.

Located on the edge of Mangotsfield, the property offers ease of access onto the Avon Ring Road and thus the wider network of Bristol and Bath. The amenities of Kingswood, Staple Hill and Mangotsfield are all easily accessible offering a selection of local shops, cafes, library and a doctor and dental surgeries.

HOLDING DEPOSIT - £225.00

DEPOSIT - £1125.00

EPC - C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	79	82
England & Wales	EU Directive 2002/91/EC	















