



Connells

Whistle Road
Mangotsfield BRISTOL



Property Description

Connells are excited to bring to the market this Two Bedroom apartment with allocated parking and a popular area! First time buyers, investors and those looking to downside will not be disappointed with what this apartment has to offer!

Located in the ever so popular Mangotsfield area and a very short drive to nearby Emersons Green, this property offers great links to many local amenities including restaurants, doctors' surgeries, dentists and Leisure facilities. Mangotsfield Common provides an excellent area for dog walking which is only a short walk away as well as close access to the Bath/Bristol cycle track.

In brief this apartment has Allocated Parking, an Open Plan Kitchen/Living Area, Two Bedrooms and a Bathroom.

Call one of the friendly team and Connells now, to secure your booking.

Open Plan Kitchen Living Areas

17' 6" x 14' 5" (5.33m x 4.39m)

Lounge Area

Double glazed double doors to the rear aspect opening to a Juliet balcony, TV point, carpeted flooring and a wall mounted electric heater.

Kitchen Area

A range of wall and base units with worktops over, low level electric over, electric hob with

extractor over, space for a washing machine, space for a freestanding fridge freezer, stainless steel sink and drainer with a mixer tap, vinyl flooring.

Bedroom One

12' 2" narrowing to x 9' 1" (3.71m narrowing to x 2.77m)

Double glazed window to the front aspect, carpeted flooring and a wall mounted electric heater.

Bedroom Two

12' 3" narrowing to x 7' 9" (3.73m narrowing to x 2.36m)

Double glazed window to the front aspect, carpeted flooring and a wall mounted electric heater.

Bathroom

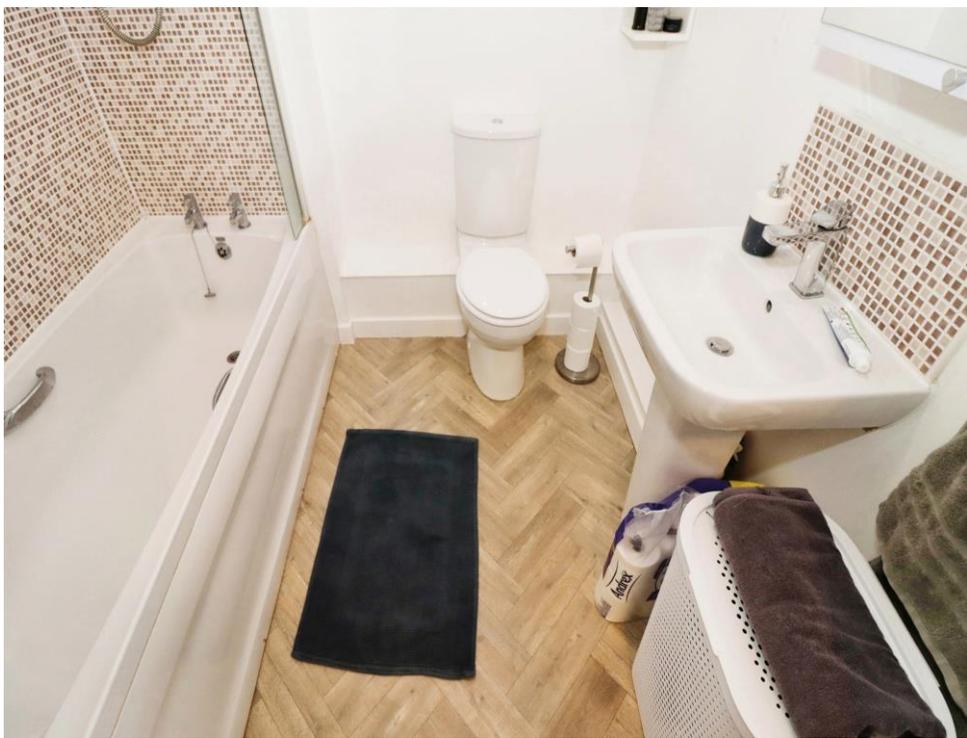
6' 9" narrowing to x 6' 4" (2.06m narrowing to x 1.93m)

Bath with shower over, part tiled, pedestal wash hand basin with a mixer tap. W. C. extractor fan.

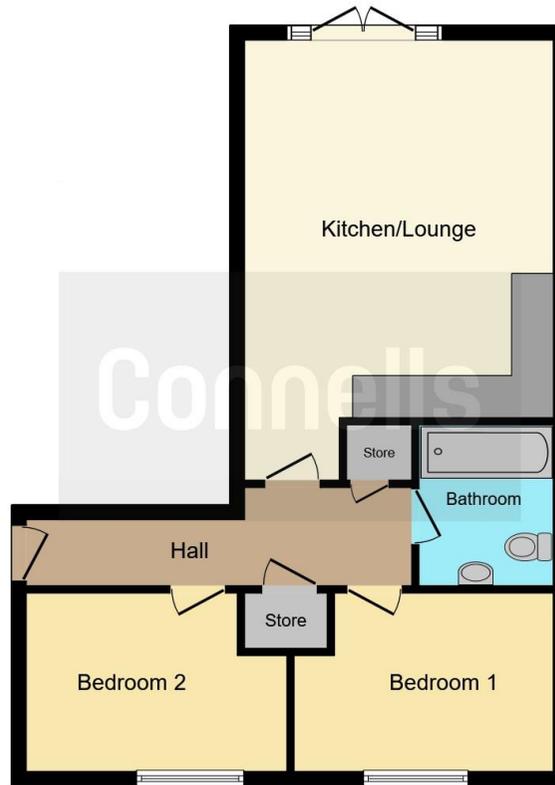
Outside

Allocated parking space and access to bin and bike stores.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: D Council Tax
 Band: B

Service Charge: 822.16 Ground Rent:
 359.68

Tenure: Leasehold

view this property online connells.co.uk/Property/EME306240

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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