



Connells

Whistle Road
Mangotsfield Bristol

Whistle Road Mangotsfield Bristol BS16 9QX

for sale offers over
£190,000



Property Description

Situated in the popular Mangotsfield area, this well-presented two-bedroom second floor apartment offers bright, modern living with the added benefit of a private balcony and allocated parking.

The heart of the home is a contemporary open-plan kitchen, lounge and dining area, designed to maximise space and natural light, ideal for both everyday living and entertaining. The kitchen is finished with modern units and integrated appliances, seamlessly flowing into the living and dining space with direct access to the balcony, perfect for enjoying warmer days or evening relaxation.

The flat boasts two well-proportioned bedrooms, both offering comfortable accommodation, alongside a stylish, well-appointed bathroom. Positioned on the second floor, the property enjoys an elevated outlook and a sense of privacy throughout.

located on this modern development in Mangotsfield. It offers excellent access to the Bristol/Bath cycle path and A4174 Ring Road. The amenities of both Mangotsfield and Emersons Green and pleasant countryside walks over Siston Common are only a short distance away. This lovely apartment would suit first time buyers or astute investors alike.

11' 8" x 6' 8" (3.56m x 2.03m)
a spacious double bedroom immaculately presented, carpeted with double glazed window to side elevation.

Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)
Modern full bathroom suite with shower over bath tiling and WC, WHB ex fan and double glazed window.



Kitchen/Lounge/Diner

18' x 14' 8" (5.49m x 4.47m)
A spacious living area with modern kitchen, worktops with integrated appliances offering open plan living leading to a private balcony.

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)
A modern spacious bedroom, double glazed window to side elevation, large fitted wardrobes, carpeted,

Bedroom Two





Third Floor

Total floor area 53.0 m² (570 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
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EPC Rating: C

Council Tax
Band: B

Service Charge: 906.62 Ground Rent:
359.68

Tenure: Leasehold

view this property online connells.co.uk/Property/EME307071

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 Leasehold packs.



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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