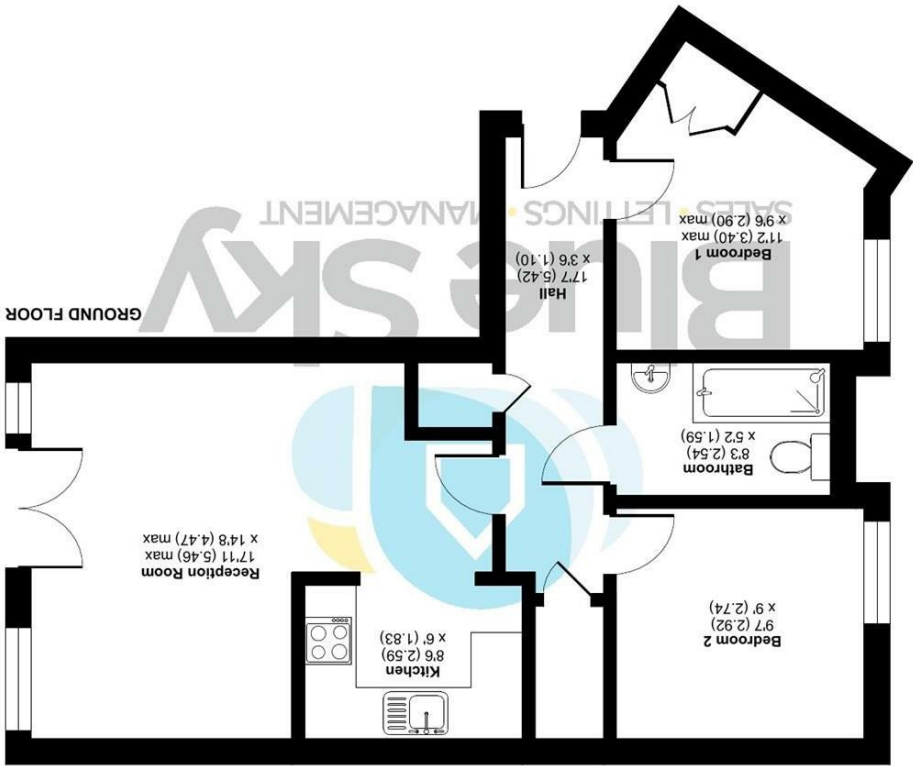




Whistle Road, Mangotsfield, Bristol, BS16

Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1316982

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/drainage 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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure:

TWO BEDROOM APARTMENT!! ALLOCATED PARKING!! COURTYARD!! Blue Sky are delighted to offer for sale this fantastic two bedroom ground floor modern apartment located on ever popular area Whistle Road in Mangotsfield, within easy reach of the A4174 ring road to Bristol, Bath and the M4/5 motorway networks. This home comes with the added bonus of its own outside courtyard, perfect to relax in and enjoy the sun! The accommodation comprises: entrance hall with entry phone system and storage, spacious lounge/diner with French doors leading to the courtyard garden, kitchen, two bedrooms and bathroom. Further benefits from UPVC double glazing, electric heating and an allocated parking space close to the building. Available NOW!! Not suitable for pets, students or smokers, but children and sharers will be considered. MANAGED BY AWARD WINNING AGENT.

Council Tax Band: B
Holding Deposit 1 week : £276.92
Dilapidations Deposit 5 weeks : £1384.61



Entrance Hall
17'7" x 3'6" (5.36m x 1.07m)
entry phone system

Lounge/Diner
17'11" max x 14'8" max (5.46m max x 4.47m max)
Double glazed French doors to courtyard,

Kitchen
8'6" x 6'0" (2.59m x 1.83m)
Includes electric oven, hob and extractor

Bedroom One
11'2" max x 9'6" max (3.40m max x 2.90m max)

Bedroom Two
9'7" x 9'0" (2.92m x 2.74m)

Bathroom
8'3" x 5'2" (2.51m x 1.57m)
comprising of WC, wash hand basin and bath with shower over

Courtyard Garden
Accessed via the lounge/diner, patio area.

Communal Areas

Parking
One allocated parking bay (bay 35), there are also visitors bays in the residents carpark.

Agent Notes
We bring to your attention that 35 Whistle Road, Mangotsfield, Bristol, BS16 9QX is owned by a family member of an employee at Blue Sky Property Solutions Ltd.

The vendor has advised the lease length remaining is 135 years. The current annual ground rent is £358 and the current annual service charge is £863, this includes buildings insurance.



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		
	70	72
England & Wales		
EU Directive 2002/91/EC		

