



Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

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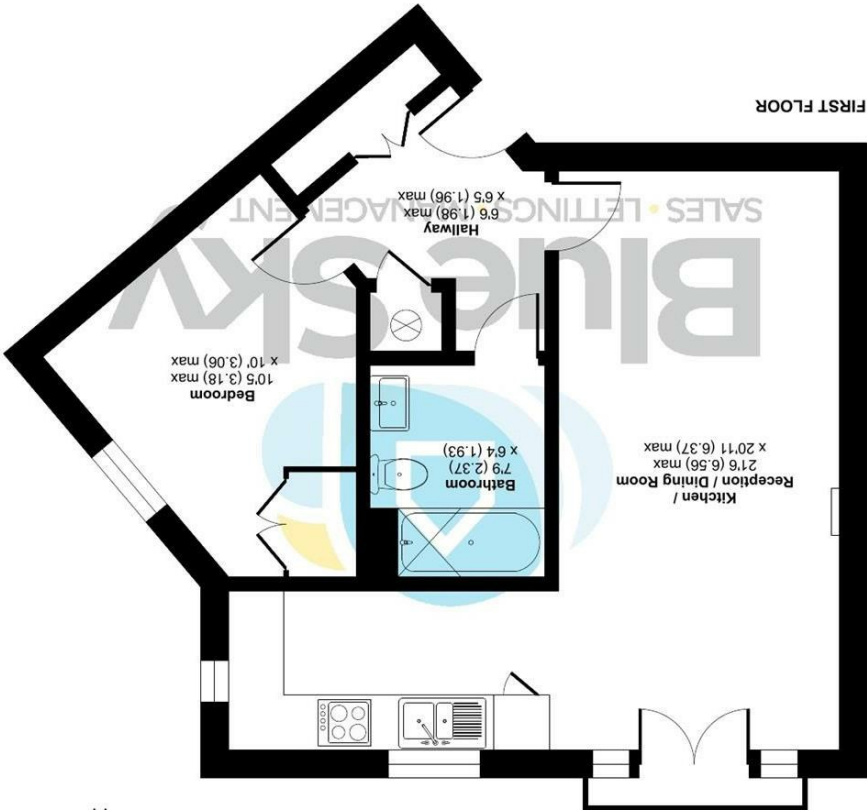
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Don't forget to register and stay ahead of the crowd.

The Important Bit!

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/draind 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.

Arnold Road, Mangotsfield, Bristol, BS16
Approximate Area = 515 sq ft / 47.8 sq m
For identification only - Not to scale





Council Tax Band: A | Property Tenure:

FIRST-FLOOR APARTMENT WITH 1 ALLOCATED PARKING SPACE!! Welcome to this charming first-floor apartment located on Arnold Road in the desirable area of Mangotsfield, Bristol. Offered unfurnished and available 1st September!! This delightful property features an open plan lounge / diner with an adjacent kitchen area with fitted appliances, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The apartment has one double bedroom and a three piece modern bathroom suite. The property also benefits from an allocated parking space, ensuring convenience for residents with vehicles. Situated close to the ring road, this apartment offers excellent transport links, making it easy to access nearby amenities and the vibrant city centre. Additionally, the proximity to a cycle track encourages an active lifestyle, perfect for those who enjoy outdoor pursuits. Further benefits include; one parking space, communal gardens, low council tax band - A and electric heating throughout. Ideally suited to a single person or couple!! Not suitable for children, pets, smokers, students or sharers!! Book in quick to see all that this property has to offer.

Council Tax Band A
Holding Deposit 1 week : £229.61
Dilapidations Deposit 5 weeks : £1148.07

AWARD WINNING AGENT.



Communal Hallway

Hallway
6'6" x 6'5" (1.98m x 1.96m)

Kitchen / Lounge / Diner
21'6" x 20'11" (6.55m x 6.38m)
Comprising of integrated appliances :- electric cooker & hob with extractor hood above, fridge/freezer, slimline dishwasher and washing machine,

Bedroom
10'5" x 10'0" (3.18m x 3.05m)
Built-in wardrobe

Bathroom
7'9" x 6'4" (2.36m x 1.93m)
WC, wash hand basin and bath with shower over

Parking
There is one allocated parking space - bay 6.

Communal Grounds

Communal grounds, bin & bike store.



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		
England & Wales	78	86
EU Directive 2002/91/EC		

