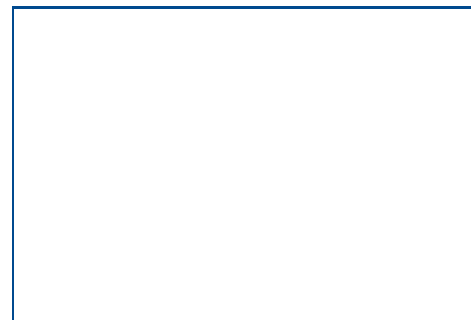
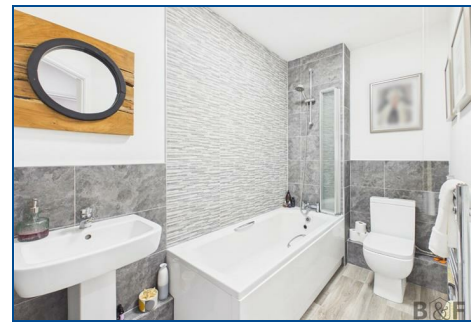
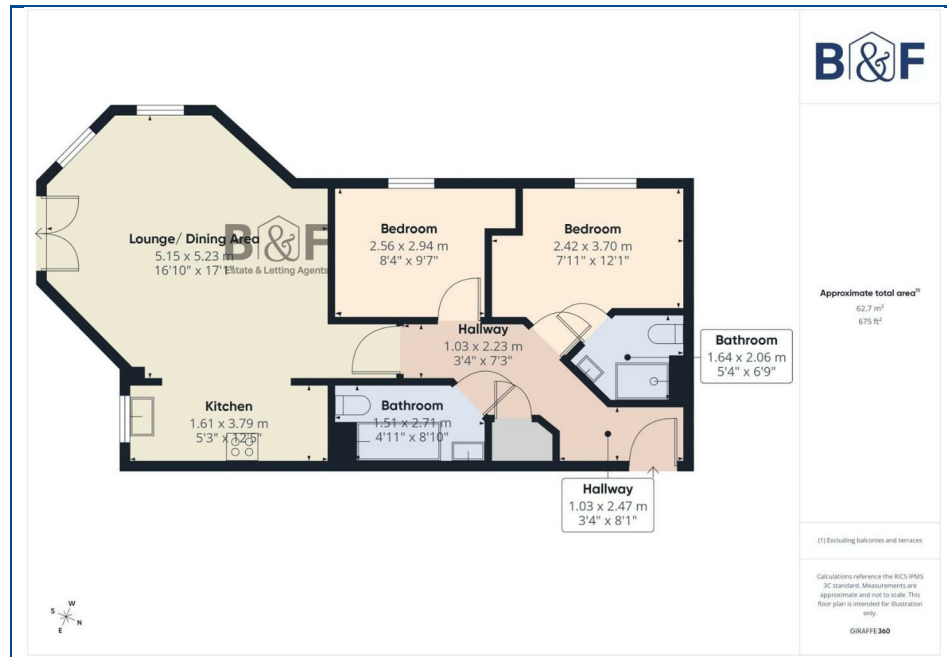


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Top Floor Flat
- Two Double Bedrooms
- Lounge Diner
- Double Glazing
- Allocated Parking Space
- Spacious Accommodation
- Master En-Suite
- Open Plan Kitchen
- Gas Central Heating
- Close to Cycle Path

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		80	80
		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



35 Old Quarry Gardens, Mangotsfield, Bristol, BS16 9AF
£235,000



- Hallway 3'4" x 8'1"
- Lounge/ Dining Room 16'10" x 17'1"
- Kitchen 5'3" x 12'5"
- Bedroom 7'11" x 12'1"
- En-Suite 5'4" x 6'9"
- Bedroom 8'4" x 9'7"
- Bathroom 4'11" x 8'10"
- Outside
- Parking

Situated just off the Bristol to Bath cycle path is this two-bedroom corner second floor flat, nestled within the attractive and well-maintained development of Old Quarry Gardens in Mangotsfield. Ideal for first-time buyers. The flat boasts a spacious lounge/diner with open fitted kitchen with integrated oven and gas hob. Further benefits include gas central heating, uPVC double glazing throughout, and an entry phone system. The property also comes with an allocated off-street parking space and access to well-kept communal gardens, complete with a bike store for added convenience. The property comprises hallway, lounge/diner, kitchen, two bedrooms and bathroom. the flat is just a short stroll from Staple Hill high street, offering an array of shops, cafés, and other local amenities. With excellent transport links via the Avon Ring Road and easy access to the Bristol to Bath cycle path and Page Park, this location is perfect for both drivers and commuters looking for an active and well-connected lifestyle. Council Tax Band B. Energy Rating C. 132 years remaining on Lease, annual ground rent £150, annual service charge £1362.12

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR ****

