



29 MANSELL ROAD,  
BRISTOL, BS34 5QS

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GOODMAN  
& LILLEY



## Accommodation

Please see the floorplan for the room measurements and the property layout.

As you enter the property, you are greeted by a generous entrance hallway with built in storage and doors all rooms. There is a spacious open plan living room with front facing balcony that opens into a well-appointed modern kitchen which is designed with contemporary fittings, there is also space for the table.

The two bedrooms are generously sized, offering ample space, the main bedroom has an en suite shower room and built in storage. The main bathroom is tastefully designed, featuring modern fixtures that enhance the overall appeal of the apartment.

Additionally, the large car port offers convenient parking, a valuable asset.

In summary, this two-bedroom apartment on Mansell Road presents a wonderful opportunity to acquire a modern and comfortable home in a prime location. Do not miss the chance to make this delightful property your own.

## Tenure

Lease date 6 November 2017

Lease Term 155 years from 1 January 2017 (147 years remaining)

Current Ground Rent £250,00 per annum

Rent review date 1 January 2027 and every ten years thereafter in line with RPI

Management Company Fees circa £1400 pa

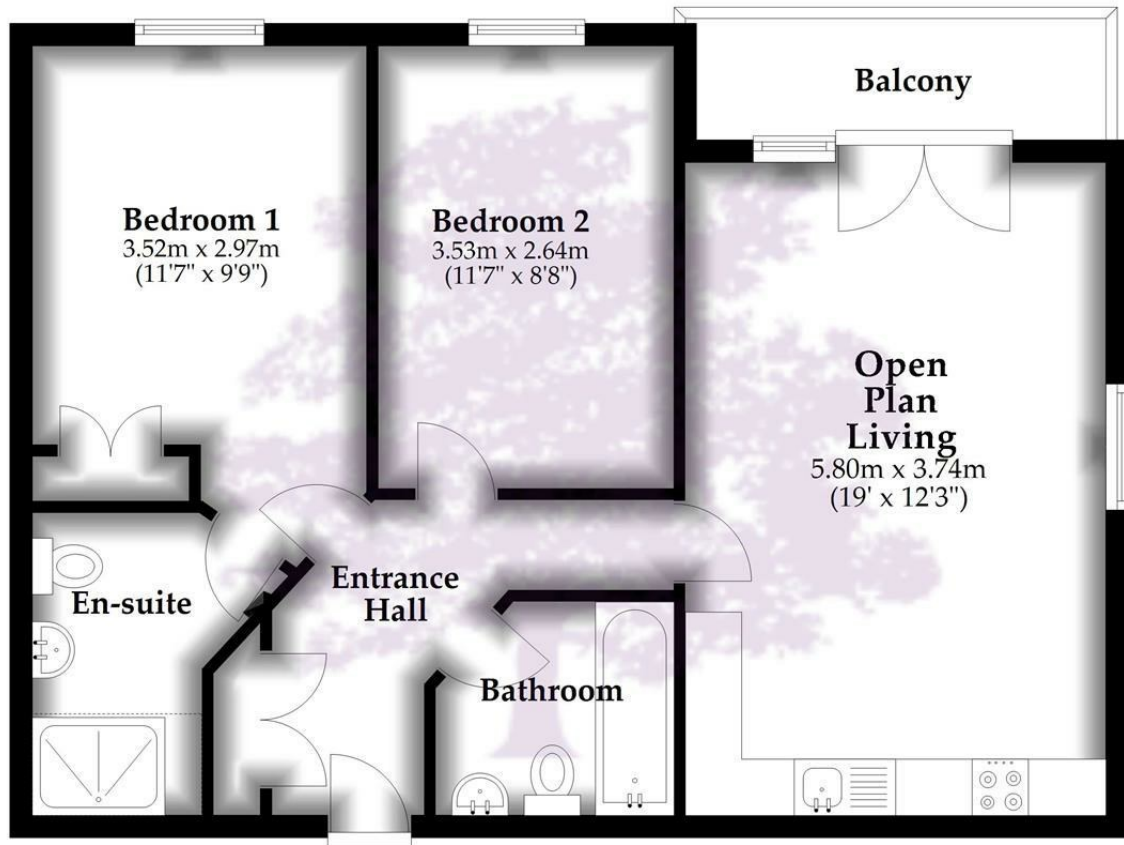
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- Two Spacious Bedrooms
  - Modern Purpose Built Apartment
  - Generous Open Plan Living Area
  - Close To Amenities
  - Desirable Location
  - Allocated Car Port Parking
  - Modern Bathroom plus En Suite Shower Room
  - Viewing Highly Recommended



GUIDE PRICE £228,000



# Floor Plan



Total area: approx. 61.3 sq. metres (659.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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