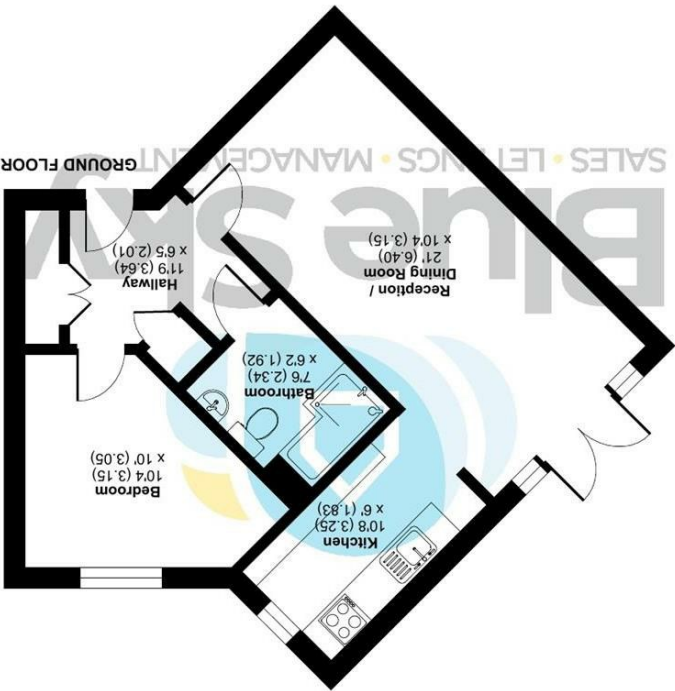




**Whistle Road, Mangotsfield, Bristol, BS16**

Approximate Area = 534 sq ft / 49.6 sq m

For identification only - Not to scale



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.**

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**Get in touch to arrange a viewing!**

**Like what you see?**





Council Tax Band: A | Property Tenure: Leasehold

GROUND FLOOR APARTMENT!! Blue Sky are delighted to offer for sale this fantastic one bedroom 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 and cycle track. This home comes with the added bonus of its own outside courtyard, perfect to relax in and enjoy the sun! The garden area is open to the communal grounds and offers a pretty green outlook which you can see from all the windows! The accommodation comprises: entrance hall with entry phone system and storage, spacious lounge/diner with French doors leading to the courtyard garden, kitchen, bedroom and bathroom. Further benefits from UPVC double glazing and electric heating. Call today to arrange your viewing!!



Entrance Hall

11'9" x 6'5" (3.58m x 1.96m)  
Door to flat, entry phone system, airing cupboard housing hot water tank, storage cupboard housing fuse board.

Kitchen

10'8" x 6'0" (3.25m x 1.83m)  
Double glazed window to rear and side, wall and base units with worktops over, sink and drainer, splash backs, plinth heater, cooker hood, electric hob and oven, space for fridge/freezer, space for washing machine, opening to lounge/diner.

Lounge/Diner

21'0" x 10'4" (6.40m x 3.15m)  
Double glazed French doors to rear, two double glazed windows, two electric heaters.

Bedroom One

10'4" x 10'0" (3.15m x 3.05m)  
Double glazed window to rear, electric heater.

Bathroom

7'6" x 6'2" (2.29m x 1.88m)  
Wash hand basin with vanity, W.C, enclosed bath with shower over, shower screen, part tiled walls, shaver point, extractor fan, wall heater.

Garden

Patio area accessed via French doors in the lounge/diner, opening to communal grounds.

Parking

Visitors parking only. Please note there is no allocated parking bay with the property.

Agent Note

The vendor has advised the lease length remaining is 137 years. The current annual ground rent is £287.74 and the current annual service charge is £690.16, this includes buildings insurance.

Communal bin store and bike store on site for residents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

