



SALES • LETTINGS • MANAGEMENT

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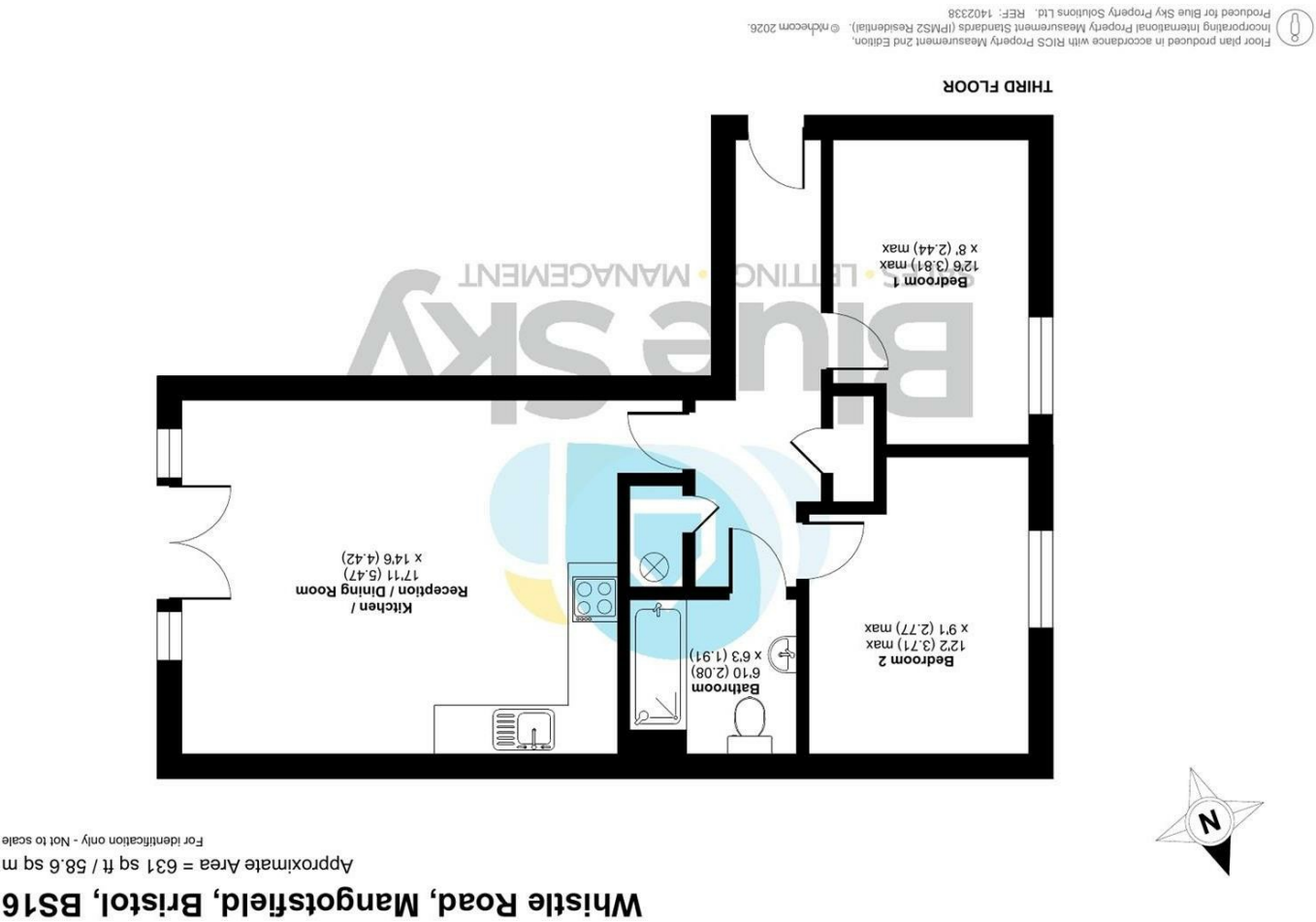
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The Important Bit!

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/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.





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171 Whistle Road, Mangotsfield, Bristol, BS16 9QX

Offers In Excess Of £190,000



Council Tax Band: B | Property Tenure: Leasehold

SPACIOUS MODERN APARTMENT!! Located in the popular area of Mangotsfield, Bristol, this delightful top floor apartment on Whistle Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for couples, small families, or those seeking a peaceful retreat. As you enter, you are welcomed by a spacious hall, leading to the open plan lounge, dining and kitchen area, which is bathed in natural light thanks to the high ceilings. This inviting space is perfect for entertaining guests or enjoying a quiet evening at home. The modern kitchen is well-equipped, making it a joy to prepare meals. The apartment features one bathroom, thoughtfully designed to cater to your daily needs. Additionally, the property includes an allocated parking bay, ensuring that you have a secure space for your vehicle, along with a visitors parking bay for your guests. Situated close to local amenities, this property offers easy access to shops, cafes, and essential services. For those who enjoy outdoor activities, the nearby ring road and cycle track provide excellent opportunities for cycling and leisurely walks. With its modern features and prime location, it is not to be missed.



Entrance Hall

Door to apartment, entry phone system, electric heater, storage cupboard housing fuse board, storage cupboard housing hot water tank.

Lounge/Diner/Kitchen

17'11 x 14'6 (5.46m x 4.42m)
Double glazed French doors to rear, Juliette balcony, space for fridge/freezer, two electric heaters, space for washing machine, cooker hood, electric oven and hob, wall and base units, worktops, splashbacks, sink/drainer.

Bedroom One

12'6 max 8'0" max (3.81m max 2.44m max)
Double glazed window to front, electric heater.

Bedroom Two

12'2" max x 9'1" max (3.71m max x 2.77m max)
Double glazed window to front, electric heater.

Bathroom

6'10" x 6'3" (2.08m x 1.91m)
Extractor fan, wall mounted electric heater, W.C, wash hand basin, enclosed bath with shower over, shaver point, part tiled walls.

Parking

Parking for one car (bay 171).
Visitors bays on site.

Communal Areas

Bike and bin store on site for use of the residents.

Agents Note

The vendor has advised the lease length remaining is 136 years. The current annual ground rent is £359.68 and the current annual service charge is £906.48, this includes buildings insurance.

