




SALES • LETTINGS • MANAGEMENT

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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.



**35 Whistle Road, Mangotsfield, Bristol, BS16 9QX**

**£1,200 PCM**





Council Tax Band: B | Property Tenure:

TWO BEDROOM APARTMENT!! ALLOCATED PARKING!! COURTYARD!! Blue Sky are delighted to offer for sale this fantastic two bedroom ground floor 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. This home comes with the added bonus of its own outside courtyard, perfect to relax in and enjoy the sun! The accommodation comprises: entrance hall with entry phone system and storage, spacious lounge/diner with French doors leading to the courtyard garden, kitchen, two bedrooms and bathroom. Further benefits from UPVC double glazing, electric heating and an allocated parking space close to the building. Available NOW!! Not suitable for pets, students or smokers, but children and sharers will be considered. MANAGED BY AWARD WINNING AGENT.

Council Tax Band: B  
Holding Deposit 1 week : £276.92  
Dilapidations Deposit 5 weeks : £1384.61



**Entrance Hall**  
17'7" x 3'6" (5.36m x 1.07m)  
entry phone system

**Lounge/Diner**  
17'11" max x 14'8" max (5.46m max x 4.47m max)  
Double glazed French doors to courtyard,

**Kitchen**  
8'6" x 6'0" (2.59m x 1.83m)  
Includes electric oven, hob and extractor

**Bedroom One**  
11'2" max x 9'6" max (3.40m max x 2.90m max)

**Bedroom Two**  
9'7" x 9'0" (2.92m x 2.74m)

**Bathroom**  
8'3" x 5'2" (2.51m x 1.57m)  
comprising of WC, wash hand basin and bath with shower over

**Courtyard Garden**  
Accessed via the lounge/diner, patio area.

**Communal Areas**

**Parking**  
One allocated parking bay (bay 35), there are also visitors bays in the residents carpark.

**Agent Notes**  
We bring to your attention that 35 Whistle Road, Mangotsfield, Bristol, BS16 9QX is owned by a family member of an employee at Blue Sky Property Solutions Ltd.

The vendor has advised the lease length remaining is 135 years. The current annual ground rent is £358 and the current annual service charge is £863, this includes buildings insurance.



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		
	70	72
England & Wales	EU Directive 2002/91/EC	

