

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

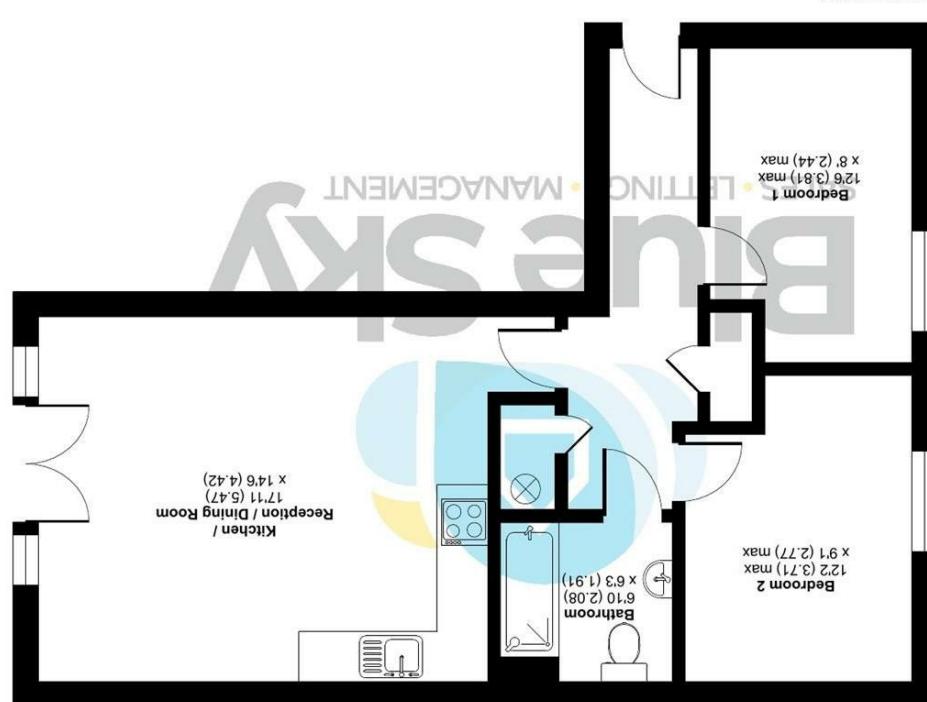
• 0117 9328165

Like what you see?

## Blue Sky

Approximate Area = 631 sq ft / 58.6 sq m

Whistle Road, Mangotsfield, Bristol, BS16



**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.



## 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	EU Directive 2002/91/EC	

