

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 approximately and our floor plans are 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, prior to exchange of contracts. Please also be aware that services may be affected by your own independent checks to satisfy yourself as to their own independence.

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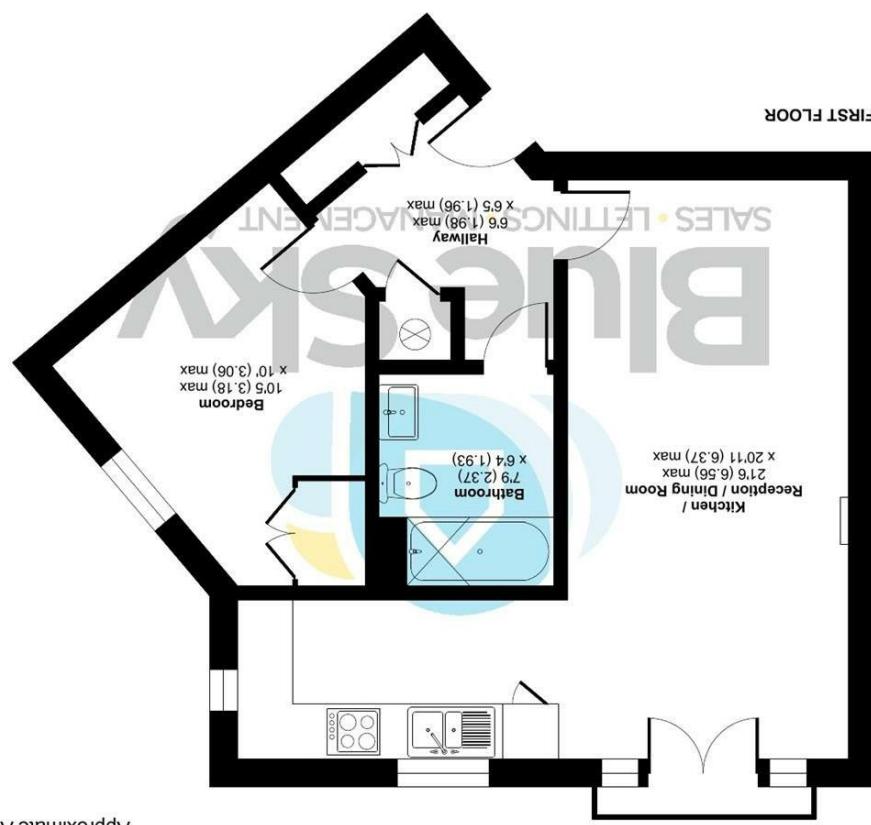
Get in touch to arrange a viewing!

Like what you see?



Approximate Area = 515 sq ft / 47.8 sq m
For identification only - Not to scale

Arnold Road, Mangotsfield, Bristol, BS16



70 Arnold Road, Mangotsfield, Bristol, BS16 9LB
Offers In Excess Of £155,000



Council Tax Band: A | Property Tenure: Leasehold

FIRST-FLOOR APARTMENT WITH 1 ALLOCATED PARKING SPACE!! Welcome to this charming first-floor apartment located on Arnold Road in the desirable area of Mangotsfield, Bristol. This delightful property features an open plan lounge / diner with an adjacent kitchen area with fitted appliances, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The apartment has one double bedroom and a three piece modern bathroom suite. The property also benefits from an allocated parking space, ensuring convenience for residents with vehicles. Situated close to the ring road, this apartment offers excellent transport links, making it easy to access nearby amenities and the vibrant city centre. Additionally, the proximity to a cycle track encourages an active lifestyle, perfect for those who enjoy outdoor pursuits. With no onward chain, this property presents a fantastic opportunity for buyers looking to move in without delay. Whether you are a first-time buyer or seeking a low-maintenance investment, this apartment is sure to impress. Do not miss the chance to make this lovely space your new home.



Communal Hallway

Hallway

6'6" x 6'5" (1.98m x 1.96m)
Door into flat, airing cupboard housing water tank, double storage cupboard, electric heater, wood effect flooring.

Kitchen / Lounge / Diner

21'6" x 20'11" (6.55m x 6.38m)
Double glazed doors & window to rear with Juliette balcony, 2x double glazed windows in kitchen area to rear & side, electric fireplace with surround, electric heater, wood effect flooring, kitchen consists of matching wall & base units with worktops, 1 & a half bowl stainless steel sink with mixer taps & drainer, tile flooring, the following appliances are built in:- electric cooker & hob with extractor hood above, fridge/freezer, slimline dishwasher and washing machine.

Bedroom

10'5" x 10'0" (3.18m x 3.05m)
Double glazed window to side, built-in wardrobe, electric heater.

Bathroom

7'9" x 6'4" (2.36m x 1.93m)
Bath with shower above, wash hand basin, WC, heated towel rail, wood effect flooring, part tiled walls, extractor fan.

Parking

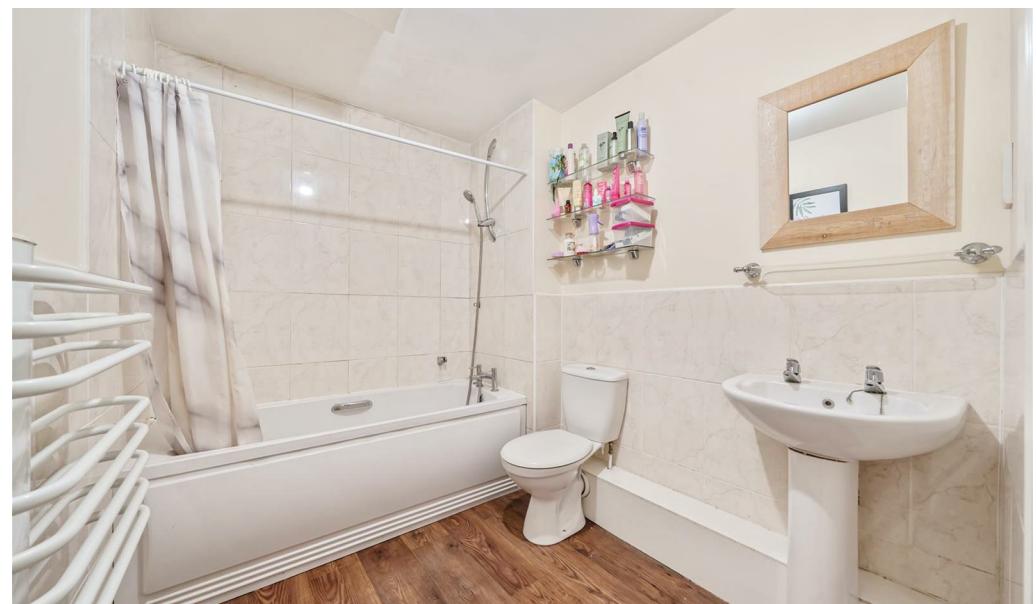
There is one allocated parking space - bay 6.

Communal Grounds

Communal grounds, bin & bike store.

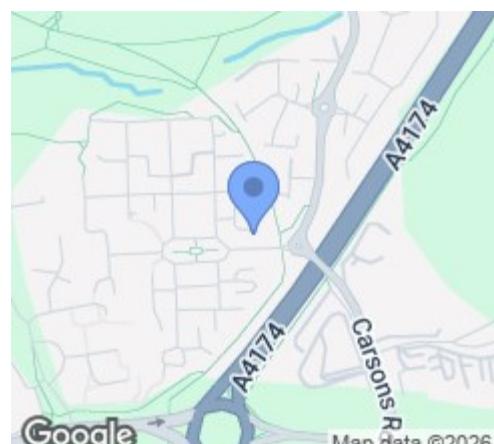
Agents Note

The vendor has confirmed the property is leasehold. Lease started in April 2007 with 125 years, there is approx. 106 years remaining. Ground rent is £197.66 annually, this is reviewed every 10 years with the next review year 2027. Service charge is £1,573.92 annually Management company is PBM Property Management. All of this information needs to be confirmed by solicitors.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	86
(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	



The Property
Ombudsman



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