



Mansell Road, Patchway Bristol BS34 5SU

welcome to

Mansell Road, Patchway Bristol

This exceptional top floor apartment is presented to the VERY HIGHEST STANDARD. The home boasts style, modernity and homeliness in abundance, two refitted bathroom and a host of material upgrades. This combined with parking, balcony and second-to-none views makes for something very special!

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Entrance

The attractive point of entrance is found to the front of the building. A modern glazed door leads inwards and herbaceous borders prior garner an inviting feel. The communal areas are presented well very, light and bright and clearly properly maintained.

Top Floor

Private Entrance

An attractive modern door leads inward into the impressive hallway space.

Hallway

11' 7" max x 9' 10" max (3.53m max x 3.00m max)
One is immediately greeted by light and bright space that is presented very very well. A window to the side aspect grants exceptional views and the modern flooring (which continues throughout) alongside immaculate presentation 'sets the scene' perfectly. The hallway which leads onward to all areas features two spacious storage cupboard and the overall space instantly accentuated the dimensions as found elsewhere.

Living Room / Kitchen

22' 10" max x 13' 6" max (6.96m max x 4.11m max)
The main living space easily combines a full kitchen, dining areas and lounge with consummate ease. The space boasts dual aspect credentials with views and

light front and rear. In addition, the lounging space leads onwards to the walk-out balcony that is perfect for alfresco dining. Spot lights adorn the ceiling and the kitchen is complete with various integrated appliances. Last but not least, the two tone decor looks absolutely perfect.

Bedroom One

12' 7" max x 11' 6" max (3.84m max x 3.51m max)
The well proportioned main bedroom offers modern and light space that we have come to expect here. The decor is stylish and the current owner has fitted extensive storage adding to the clean lines and convenience. Here leads away to the ensuite.

Ensuite

6' 10" max x 6' 9" max (2.08m max x 2.06m max)
The recently fitted and bespoke ensuite here is an absolute masterpiece as it the second bathroom in the apartment. Complete with an oversized walk-in shower, WC, basin and heated towel rail. All presented to the very highest standard. This space further benefits from a mirror with integrated dimmable light to include storage and heated anti-fog glass.

Bedroom Two

8' 9" max x 12' 3" max (2.67m max x 3.73m max)
The second bedroom is equally well presented and easily accommodates a double bed, additional furniture and a desk should you require.

Guest Bathroom

6' 1" max x 6' 7" max (1.85m max x 2.01m max)
Again, absolutely stunning. The recently fitted shower room is finished to an exceptional and stylish quality. There is excellent light due the window and additional lights above the mirror. Further includes recessed space for shower items.

Cupboard One (from Hallway)

3' 5" max x 2' 11" max (1.04m max x 0.89m max)
Highly useful and spacious additional storage. Ideal for a vacuum, coats and shoes for example. Also complete with shelving.

Cupboard Two (from Hallway)

3' 5" max x 3' max (1.04m max x 0.91m max)
Highly useful and spacious additional storage. The vendor currently stores his bike here on a clever wall bracket amongst other items.

Refuse

Refuse And Bike Store

Access to communal bins and bike storage.

Parking

Private allocated parking adjacent to the building.

Agents Notes

We have been advised that the lease length is 999 years as from 1st January 2017.

We recommend that all legal and financial information is checked independently.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Additional Features

Furniture Pack Included:

Furniture is included in the price such as the sofa,



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Mansell Road,
Patchway Bristol

- PREMIUM TOP FLOOR APARTMENT - HD Video Tour By Request
- Exceptional Views - Notably High Point on Site
- Full Furniture Pack INCLUDED - Details in Additional Features
- Two Double Bedroom - Master with Ensuite / Spacious Balcony to Front Aspect
- Extremely Well Presented - Stylish Throughout - High-End Fixtures and Fittings

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1511.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£265.000



view this property online allenandharris.co.uk/Property/STG109933



Property Ref:
STG109933 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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