





Council Tax Band: A | Property Tenure:

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. Offered unfurnished and available 1st September!! 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. Further benefits include; one parking space, communal gardens, low council tax band - A and electric heating throughout. Ideally suited to a single person or couple!! Not suitable for children, pets, smokers, students or sharers!! Book in quick to see all that this property has to offer.

Council Tax Band A
Holding Deposit 1 week : £229.61
Dilapidations Deposit 5 weeks : £1148.07

AWARD WINNING AGENT.



Communal Hallway

Hallway
6'6" x 6'5" (1.98m x 1.96m)

Kitchen / Lounge / Diner
21'6" x 20'11" (6.55m x 6.38m)
Comprising of integrated appliances :- 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)
Built-in wardrobe

Bathroom
7'9" x 6'4" (2.36m x 1.93m)
WC, wash hand basin and bath with shower over

Parking
There is one allocated parking space - bay 6.

Communal Grounds

Communal grounds, bin & bike store.



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		
	78	86
England & Wales	EU Directive 2002/91/EC	

