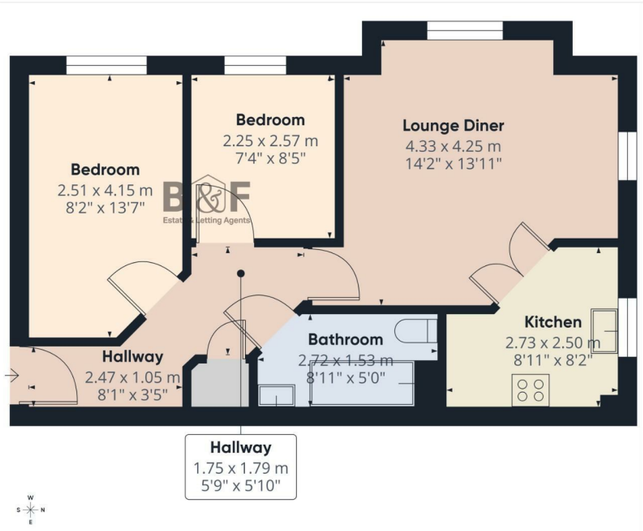
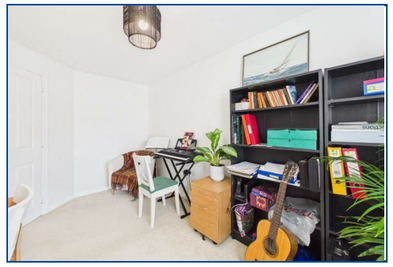


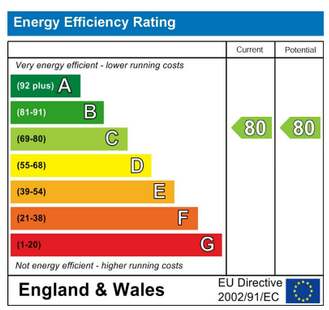








- Ground Floor Apartment
- Popular Location
- Communal Gardens
- Kitchen
- Close to Cycle Path
- Two Bedrooms
- Off Street Parking
- Energy Rating C
- Bike Store



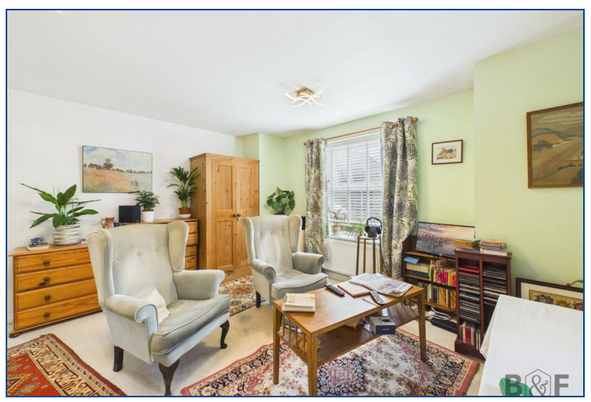
MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

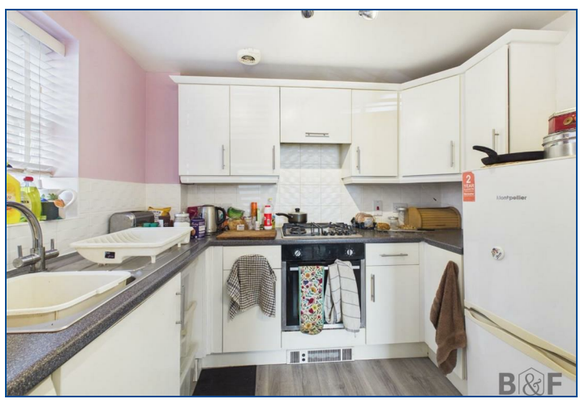
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Brunt & Fussell

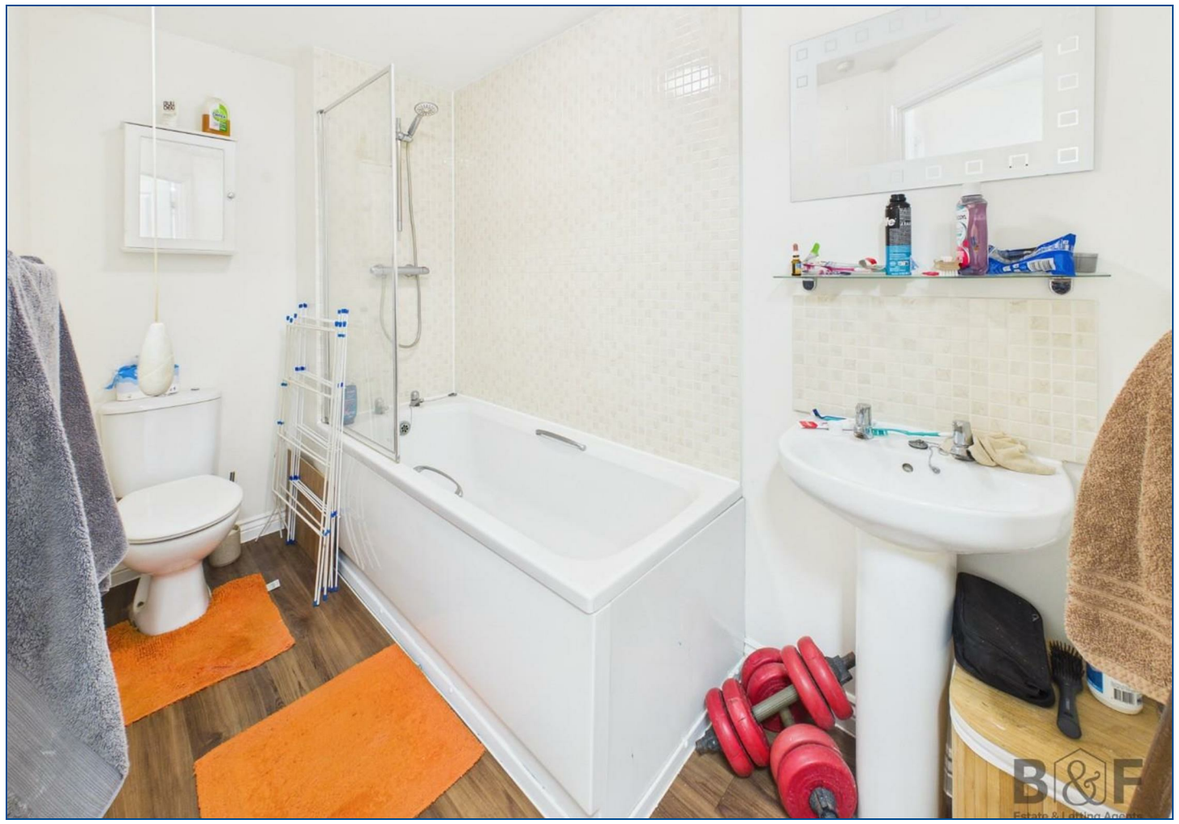
t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ







28 Old Quarry Gardens, Mangotsfield, Bristol, BS16 9AF
Offers In The Region Of £220,000



Lounge/Diner 14'0" x 14'3"

Kitchen 8'5" x 9'1"

Hallway 3'7" x 8'2"

Bedroom One 13'9" x 8'3"

Bedroom Two 8'6" x 7'6"

Bathroom 5'1" x 9'1"

Off Street Parking

Communal Gardens

Offered for sale is this two-bedroom ground floor flat, nestled within the attractive and well-maintained development of Old Quarry Gardens in Mangotsfield. Ideal for first-time buyers, downsizers, or buy-to-let investors alike. The flat boasts a spacious lounge/diner with double doors that open up to a fitted kitchen with integrated oven and gas hob. Further benefits include gas central heating, uPVC double glazing throughout, and a entry phone system. The property also comes with an allocated off-street parking space and access to well-kept communal gardens, complete with a bike store for added convenience. The property comprises hallway, lounge/diner, kitchen, two bedrooms and bathroom.
the flat is just a short stroll from Staple Hill high street, offering an array of shops, cafés, and other local amenities. With excellent transport links via the Avon Ring Road and easy access to the Bristol to Bath cycle path and Page Park, this location is perfect for both drivers and commuters looking for an active and well-connected lifestyle. Council tax band B. Energy Rating C.
133 years remaining on Lease, annual ground rent £150, annual service charge £1362.00

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **



