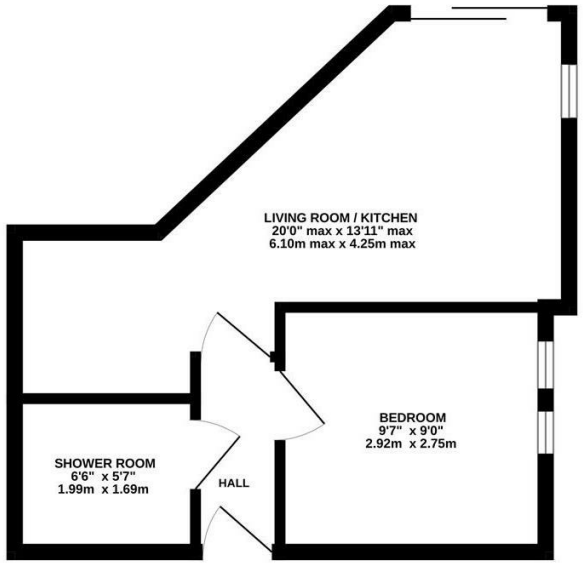
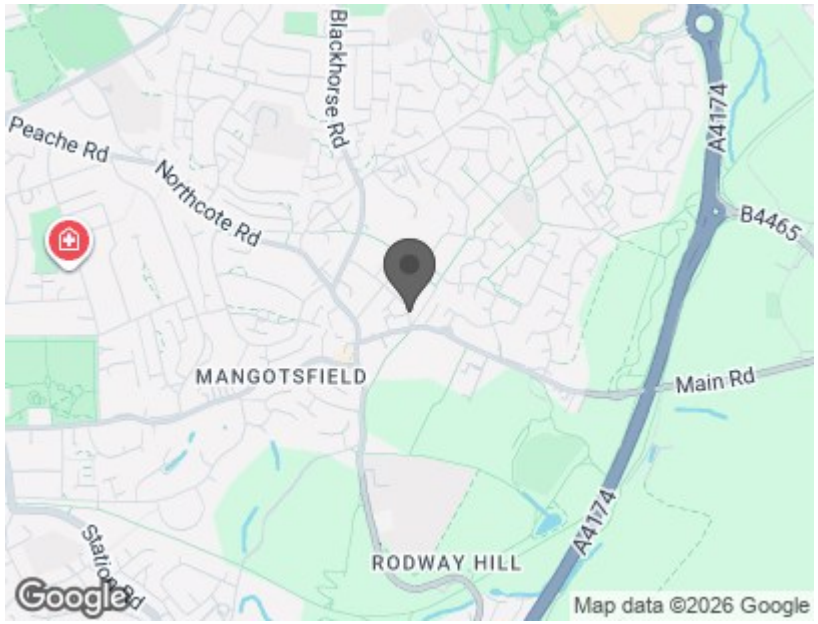
FLOOR PLAN

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 308 sq.ft. (28.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

M Coleman ESTATE AGENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ELMLEIGH ROAD

MANGOTSFIELD, BRISTOL, BS16 9AG

£140,000

1 1 1 C













Ground Floor

Communal Hall

Entrance Hall

Kitchen/Living Room
20'0 max x 13'11 max

Bedroom
9'7 x 9'0

Shower Room
6'6 x 5'7

External

Courtyard

Allocated Parking Sace

PRICED FOR QUICK SALE

Offered for sale with no onward chain, we are delighted to present this well-presented one bedroom ground floor apartment, ideally located in the sought-after area of Mangotsfield. This home offers a perfect blend of comfort and convenience, making it an ideal home for first-time buyers, downsizers, or investors. (Previously rented at £900.00 pcm).

As you enter the property, you are welcomed by a hall leading to bright and airy open-plan living space, seamlessly combining the lounge and kitchen areas. The modern kitchen is equipped with an integrated electric oven, gas hob and extractor plus space for a washing machine and under-counter fridge/freezer.

The bedroom is a peaceful retreat, offering ample space for a double bed and additional furniture. The contemporary shower room completes the accommodation.

The property benefits from a share of the freehold, no ground rent and a private courtyard for the exclusive use of the flat which is accessed via patio doors from the lounge. Additionally there is allocated off road parking for one vehicle, a secure video entry system, a roof terrace usable by all residents as well as a secure bike store.

The property is conveniently located in the heart of Mangotsfield with all the associated amenities close at hand. Staple Hill and Downend are just a short distance away as is access onto the Bristol and Bath cycle path, A4174 ring road and other major commuting routes.

Early viewing is highly recommended to appreciate this lovely home.











