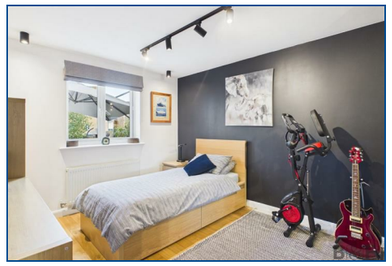
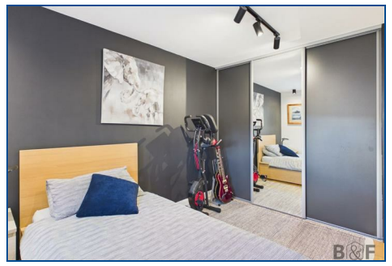
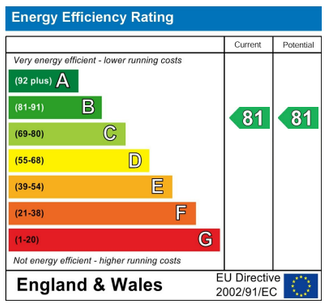




- Stunning Apartment
- Fully Refurbished
- Beautiful Kitchen
- GCH & D/Glazing
- Private Garden
- Two Double Bedrooms
- Fabulous Bathroom
- Quality Appliances
- Allocated Parking
- Own Entrances

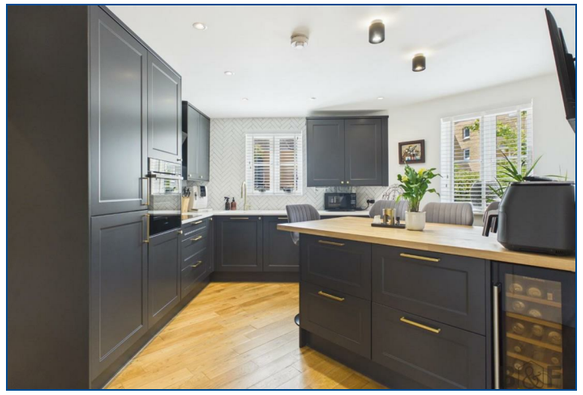


MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

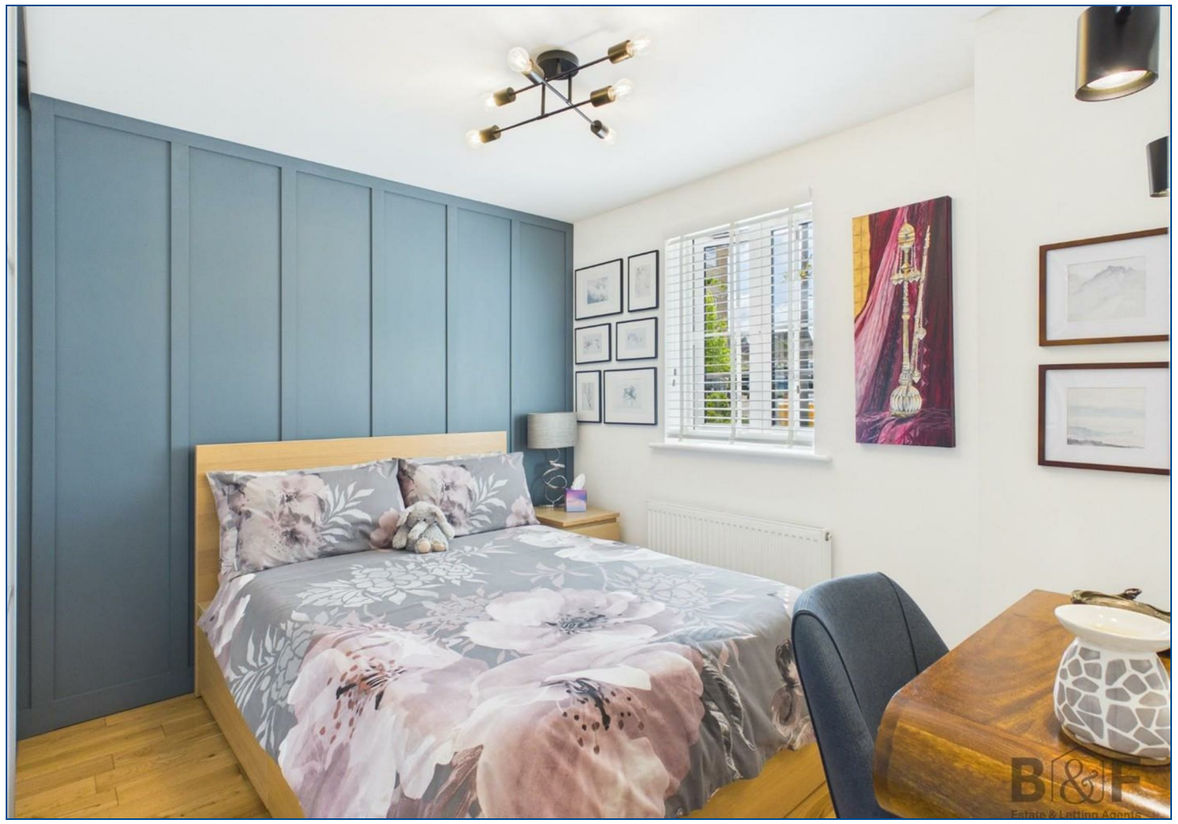
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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



2 Loop Road, Mangotsfield, Bristol, BS16 9QS
£275,000



Hallway 3'6 x 12'3

Bedroom One 9'6 x 12'2

Bedroom Two 9'8 x 10

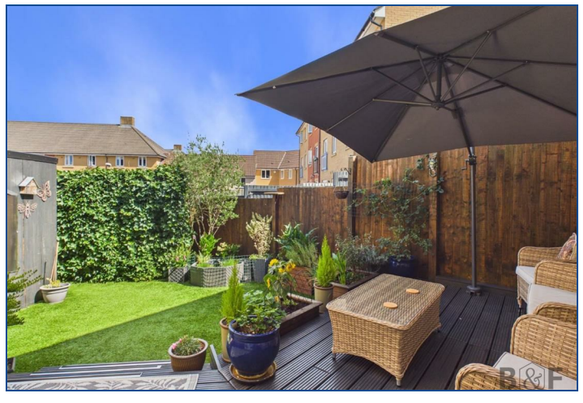
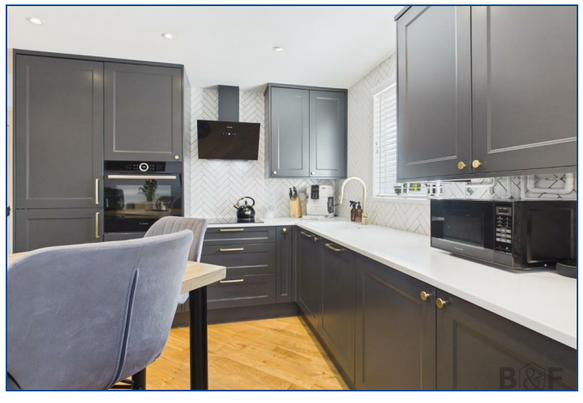
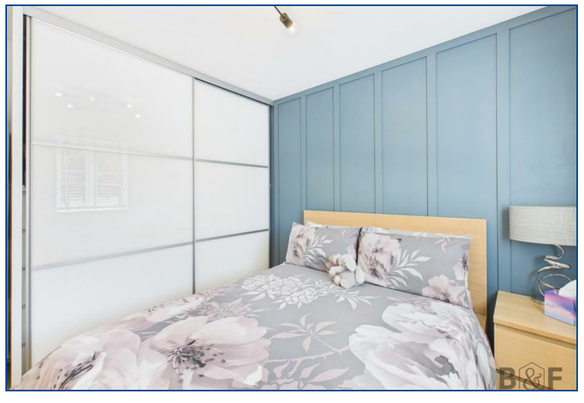
Bathroom 5'10 x 7'8

Kitchen Breakfast Room 13 x 13'9

Living Room 12'4 x 10'6

Garden

Parking

Rarely available in this quality is this fabulous two double bedroom ground floor home with fitted wardrobes in both bedrooms. The apartment has been fully renovated with recent luxury shower room with underfloor heating, fantastic kitchen with Corian stone worktops moulded sink and spray tap complete with soft water filter system, and large matching island with wood block top. Fitted Bosch Integrated dish washer and washing machine, Neff Induction hob and Topstrong extractor hood and brand new AEG integrated frost free fridge freezer are in situ for the new buyer. This super home boasts plastered walls and ceilings with dimmable ceiling lights and wood floors throughout the property and replaced internal doors. There is also full height built in storage in lounge with space for tumble dryer. Honeywell gas central heating system with individual room control via an app. Internal Ethernet cables. Outside benefits from private landscaped garden with artificial grass, raised decked area, wildlife pond and large parasol. Large workshop/office with power, light and covered canopy to rear entrance gate. It also has 4 under ground rain water tanks with electric pump and an underfloor storage area with trap door. Private entrances front and rear and allocated parking space. The apartment has a 981 year lease and only a service charge for the private parking space (£360 per annum).

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