



Arnold Road, Mangotsfield

- Top floor apartment
- French doors to Juliet Balcony
- UPVC double glazing and electric heating
- No onward chain
- Open plan lounge/diner/kitchen with appliances
- Bathroom with over bath shower
- Allocated parking space
- Ideal first time buy/buy to let investment

Asking Price £180,000

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Arnold Road, Mangotsfield

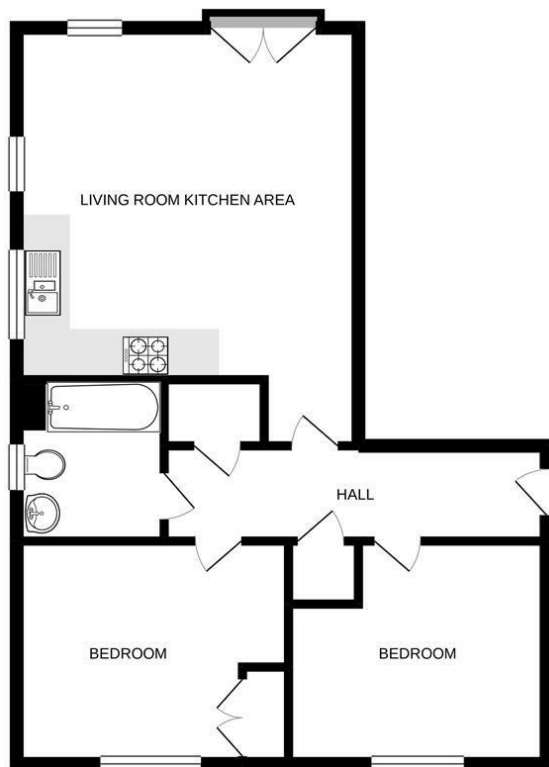
DESCRIPTION

A well presented top floor apartment located within a popular development on the doorstep of Bristol Cycle Path and close to The Ring Road. Comprising: open plan Lounge/diner/kitchen with Juliet balcony and integral kitchen appliances, 2 double bedrooms and bathroom. Allocated parking space,





TOP FLOOR



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales	EU Directive 2002/91/EC	

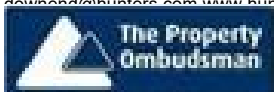
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

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