



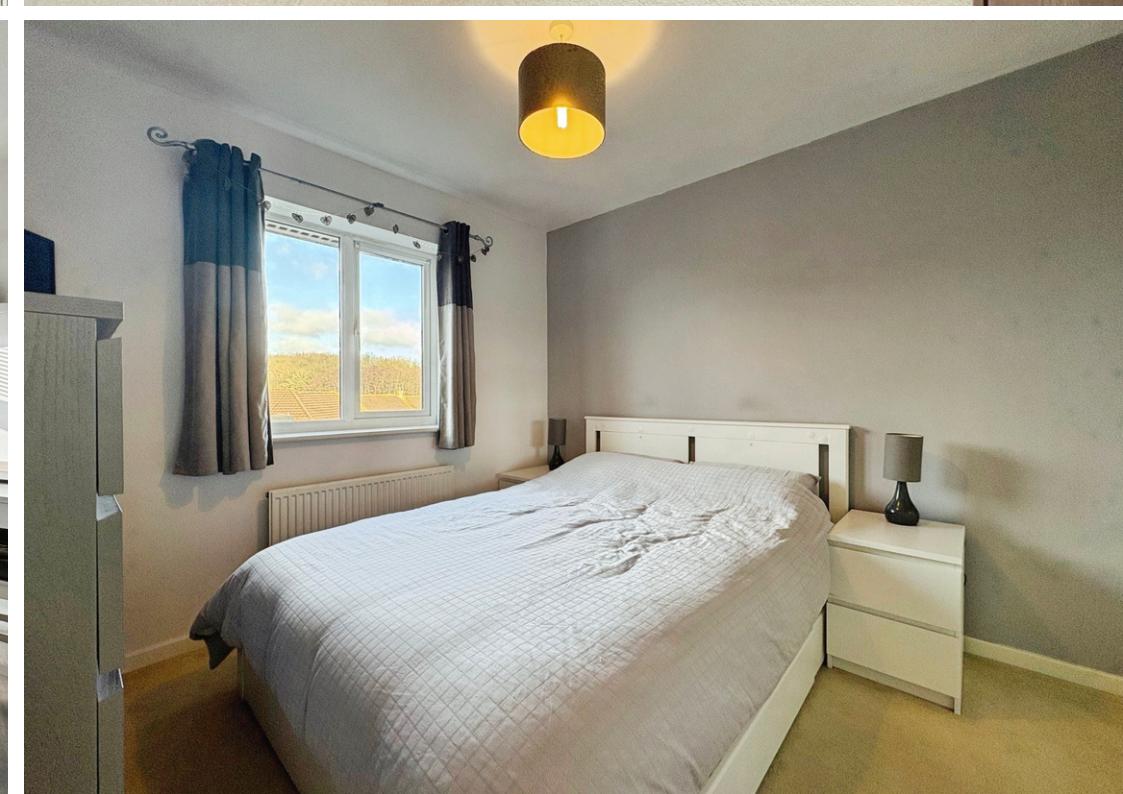
Bridge Farm Walk, BS16 9LY
03334041188 option 3

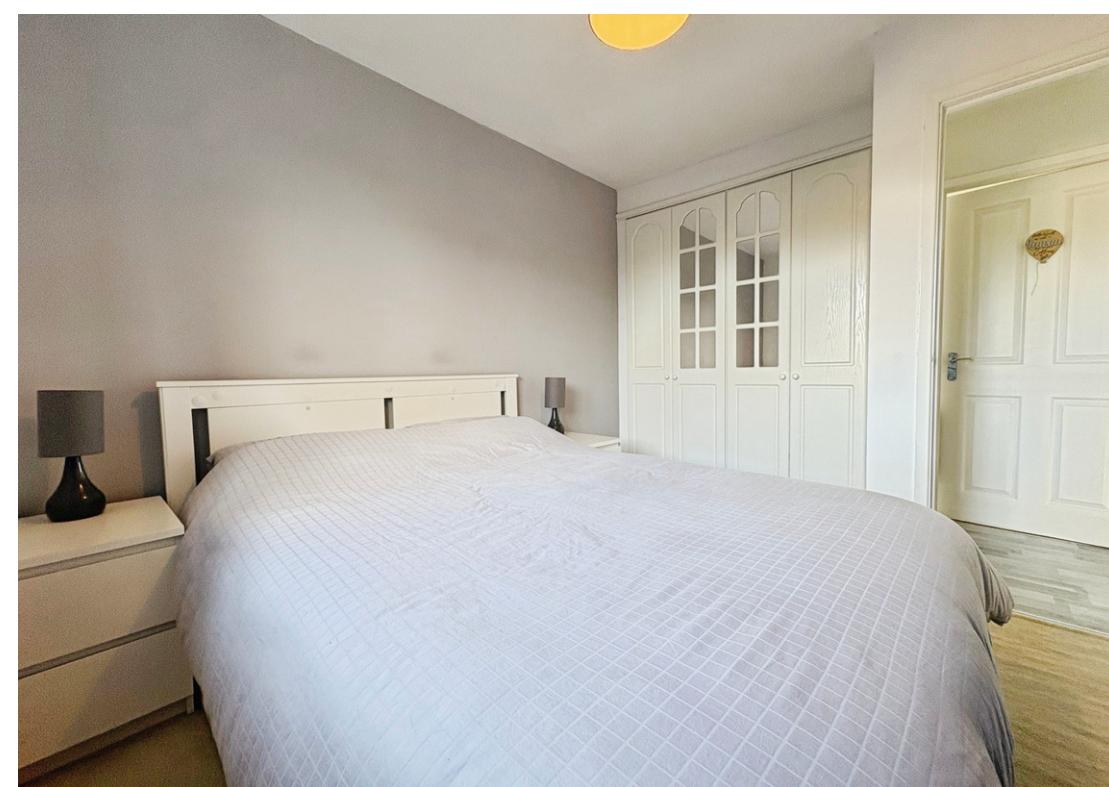
Offers in Excess of £205,000
guy.rolfe@moving-you.co.uk

Leasehold
www.moving-you.co.uk









Bridge Farm Walk, Mangotsfield, Bristol, BS16 9LY

Built by Messrs' David Wilson homes and located on a small estate which boasts access to the Bristol to Bath cycle path, perfect for commuting and leisure purposes, and is ideally positioned just off the Bristol/Bath Ring Road for easy access to both Cities and motorways.

This lovely home is a top (2nd) floor flat accessed through an entrance shared with just the one neighbour beneath and on its own floor. With loft space that has a ladder and partial boarding for added storage space and further enjoys the benefits of gas central heating.

The dedicated kitchen/dining room is bright and airy measuring 18'2 at widest point by 8'11 and there's no compromise to the overall living space with the living room also measuring a sizeable 13'6 by 10'1. This is followed by two double bedrooms and you have space in all corners of the property.

Externally there is a dedicated parking space plus plenty of on-road parking. There are bin stores for general waste and recycling with regular collections and with a secure bike store area.

Whether you're seeking your first home or an investment in a sought-after Bristol location, this flat offers comfort, convenience, and lifestyle. Don't miss your chance to view—get in touch today to arrange your visit!

Council Tax Band B

The property is leasehold with a 125 year term that started 01/01/2006.

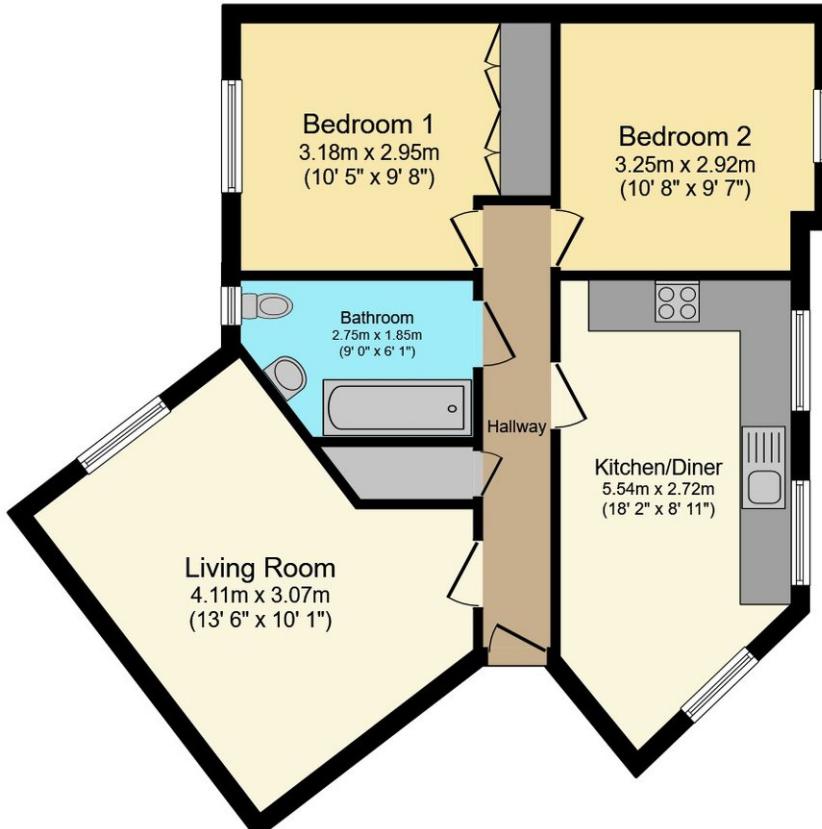
Ground rent per annum is £150.00

Service charge per annum £1900.00



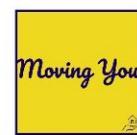






Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Guy Rolfe Moving You

03334041188 option 3

guy.rolfe@moving-you.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

www.moving-you.co.uk