



Bridge Farm Walk, BS16 9LY

03334041188 option 3

Offers in Excess of £205,000

[guy.rolfe@moving-you.co.uk](mailto:guy.rolfe@moving-you.co.uk)

Leasehold

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## 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





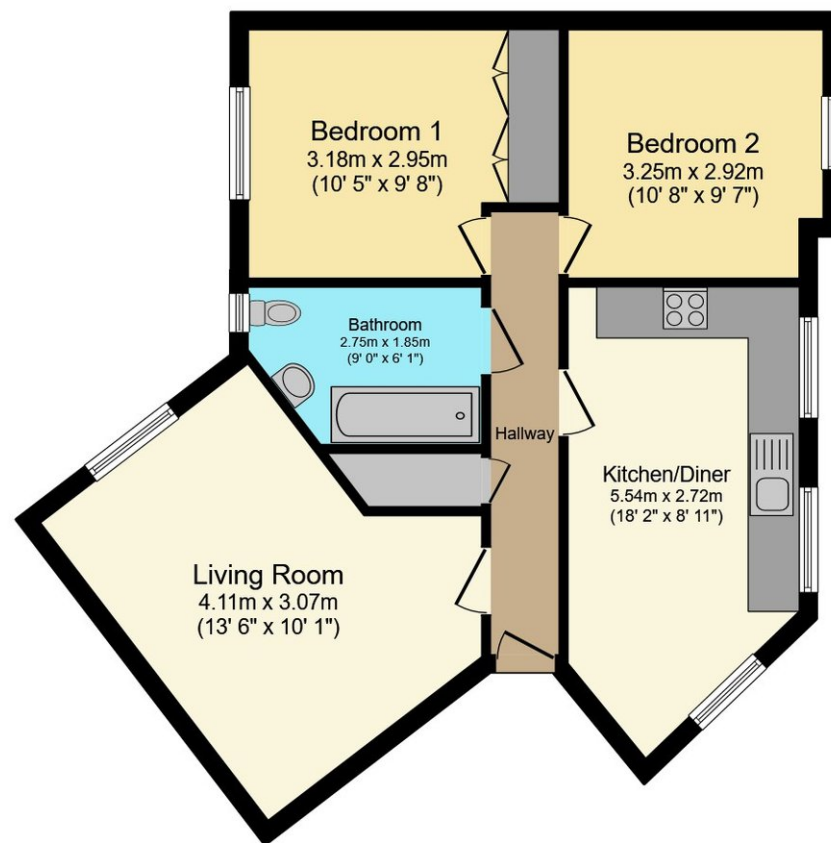






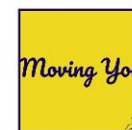






Floor Plan

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](http://www.Propertybox.io)



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