



**Connells**

Mansell Road  
Patchway Bristol



## Property Description

Great opportunity to purchase a 40% share of a well presented ground floor flat within Charlton Hayes.

Ideal for first time buyers.

This lovely living space is in a perfect location with great transport and commuter links, close reach of Cribbs Causeway, many local schools and near Southmead hospital.

This ground floor apartment comprises of an light and airy open kitchen and living area with a corner balcony, 2 bedrooms of which the main bedroom has an ensuite. This property comes with 1 allocated parking space.

This is being sold as a 40% share with Sovereign Network Group (SNG)

Quick sale required!

Agents Notes: "Under the terms of the Estate Agency Act 1979 (section 21) please note that the

vendor of this property is an Employee of the Connells Group of companies".

## Communal Entrance

## Entrance Hall

## Lounge/Kitchen

Open Plan kitchen living space

## Corner Balcony

## Bedroom 1

13' 6" x 9' 4" ( 4.11m x 2.84m )

## Ensuite

## Bedroom 2

10' 8" x 8' ( 3.25m x 2.44m )

## Bathroom

## Allocated Parking

Numbered parking space for 1 car









To view this property please contact Connells on

**T 0117 950 1552**  
**E [westburyontrym@connells.co.uk](mailto:westburyontrym@connells.co.uk)**

6 Canford Lane  
BRISTOL BS9 3DH

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B    Council Tax  
Band: A

Service Charge:  
1093.20

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOT309478](https://connells.co.uk/Property/WOT309478)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WOT309478 - 0003

