



Long Down Avenue, Bristol BS16 1FT

welcome to

Long Down Avenue, Bristol

This stylish apartment within this desirable development benefits from allocated parking, two bathrooms, open-plan kitchen/living/dining, allocated parking and a highly convenient location. This space is presented to a good standard throughout and is the perfect blend of style and functionality.

Long Down Avenue

Entrance

Entry into communal areas to the rear aspect is well presented leading to the private front door. The position grants convenience adjacent to the parking.

Hallway

16' max x 5' 8" max (4.88m max x 1.73m max)

Well proportioned hallway leading to all areas. Finished with carpet, radiator, consumer unit and radiator. The dimensions instantly accentuate the size and space as found throughout.

Living Room

21' 7" max x 10' 11" max (6.58m max x 3.33m max)

The main living space is over 20ft in length and comfortably accommodates the lounging space and kitchen with ease. The room benefits from a window and further glazed door(s) opening to a Juliet balcony. The result is a lovely outlook toward the green opposite and tremendous light.

Kitchen

The kitchen with stylish island and feature extractor includes an integrated SMEG oven, SMEG hob, integrated fridge and freezer and double sink and drainer. Space for undercounter washing machine.

Finished with ceiling spot lights, tiled flooring and gloss front wall and base units.

Bedroom 1

13' max x 9' max (3.96m max x 2.74m max)

Well proportioned bedroom with window to the rear aspect. Finished with carpet and pendant light and benefits from built-in storage. The ensuite leads off to the side.

Ensuite

9' max x 3' 5" max (2.74m max x 1.04m max)

Ensuite with window to the rear aspect. Includes shower cubicle, WC and basin plus ceiling light and extractor. Good standard with brilliant white items.

Bedroom 2

10' 6" max x 9' 3" max (3.20m max x 2.82m max)

The second double bedroom is presented to the same good standard and includes a window to the rear aspect and built-in storage.

Bathroom

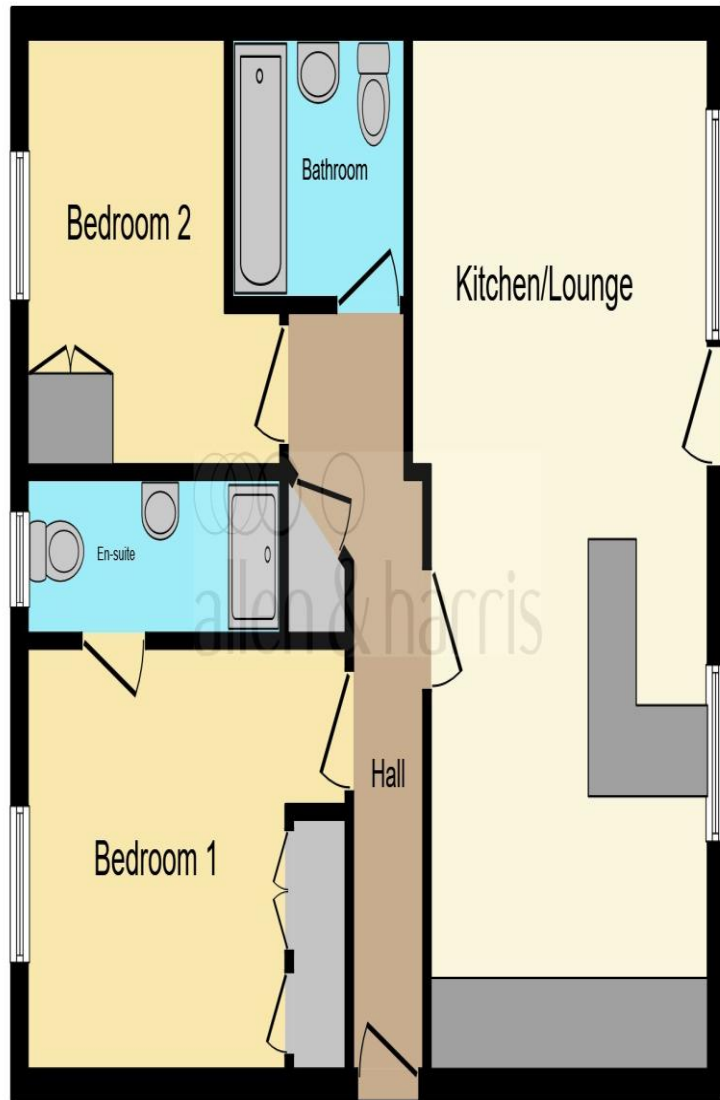
7' 3" max x 5' 7" max (2.21m max x 1.70m max)

Spacious bathroom with a three piece suite including shower over bath. Presented to a good standard in neutral colours with oversized wall tiles. Includes bulk-head light and extractor.

Agents Notes

We have been advise that the lease length is 125 years as of 2008. The ground rent is £250 p/a and the service charge is £2261.12 p/a

We advise that you check all legal and financial information independently.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



welcome to
Long Down Avenue,
Bristol

- Two Bedroom / Two Bathroom Apartment
- Raised Ground Floor With Juliet Balcony
- Spacious Open-Plan Living / Dining & Kitchen
- Desirable Cheswick Village Location
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2261.12

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



view this property online allenandharris.co.uk/Property/STG109219



Property Ref:
STG109219 - 0003

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