



Long Down Avenue, Bristol BS16 1FT

welcome to

Long Down Avenue, Bristol

This unique Cheswick Village apartment boasts a desirable position enviable long views, substantial accommodation including two bathrooms and dual aspect main living space plus very well appointed kitchen. The unit, given it's position within the building, also benefits from generous rooms sizes

Long Down Avenue Entrance

Attractive communal entrance found to the rear side of the property conveniently located adjacent to the allocated parking.

Communal Areas

The communal areas are presented to a good standard and maintain a light and bright feel. Here leads up to the second floor.

Private Entrance

A modern door beyond a well proportioned hallway grants access to the apartment.

Hallwall

11' 1" max length x 8' max corresponding length (3.38m max length x 2.44m max corresponding length)
Upon entry you are met by a substantial hallway that instantly accentuates the feeling of size and space as found throughout. The hallway with rear facing window not only offers views but sumptuous light further reinforcing the inviting nature of this property. Here leads to all areas and offers further useful and noteworthy cupboard storage.

Living Room

22' 2" max x 11' 8" max (6.76m max x 3.56m max)
The impressive main living space measure over 22ft in length and perfectly accommodates the full kitchen and lounging area with consummate ease. The room has the added advantage of having windows front and rear providing gorgeous light and stunning views especially to the front aspect. The space is finished in stylish neutral colours against modern darker carpet with the kitchen areas having tile effect flooring.

Kitchen Area

The modern and (again) stylish kitchen is complete with wall and base units plus breakfast bar completing the aesthetics perfectly. The upgraded kitchen is both attractive but also highly functional and includes an integrated fridge and freezer and wine rack alongside SMEG hob, oven and feature overhead central extractor. Further space for additional white goods included.

Bedroom 1

11' 10" max x 9' 8" max (3.61m max x 2.95m max)
Spacious double bedroom presented to a high standard. The room includes built-in storage, lovely natural light and views to the front aspect. Finished with carpet and pendant light. Leads off to spacious ensuite.

Ensuite

7' 4" max x 5' 11" max (2.24m max x 1.80m max)
Very well proportioned ensuite bathroom to include a shower cubicle, integrated WC, basin, extractor and radiator.

Bedroom 2

11' 10" max x 7' 3" max (3.61m max x 2.21m max)
The second bedroom also offers great proportions for a room of it's type and includes a window to the front aspect. The space offers flexible use as home office, spare room or second bedroom. Will accommodate a double bed.

Bathroom

6' max x 6' 4" max (1.83m max x 1.93m max)
Particularly well proportioned bathroom with window to the rear aspect to include a full sized bath, integrated WC, basin, radiator and extractor. Here is a window to the rear aspect granting natural light.

External Parking

Allocated parking for one car to the rear of the building.

Bike Store

Convenient bike storage available.

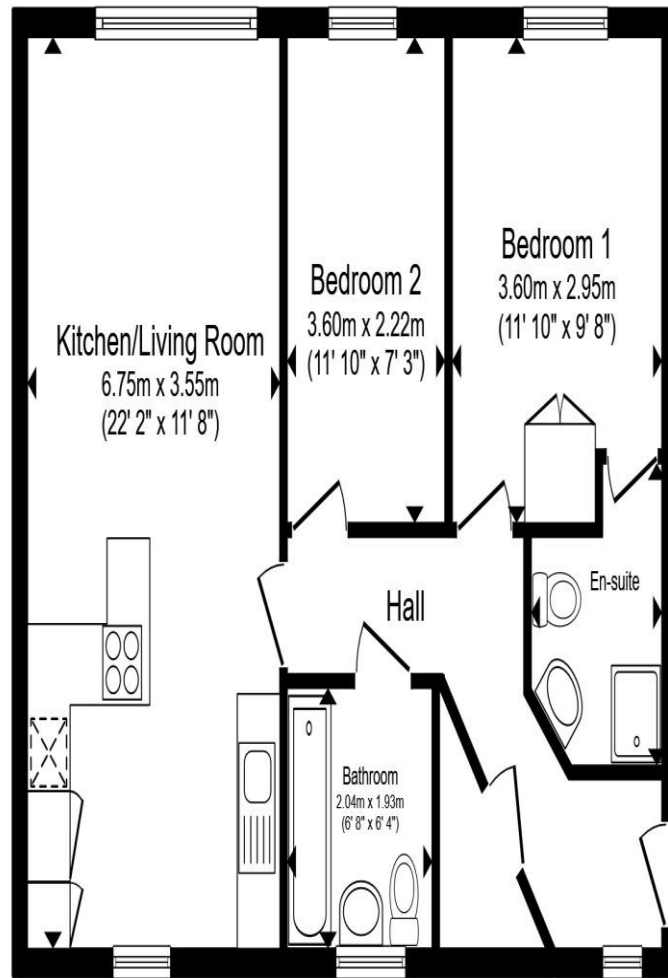
Agents Notes

We have been advised that the lease length is 125 years as of 2008, service charge of £2072.68 p/a and ground rent of £250 p/a.

It is recommended that all legal and financial information is checked independently.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Second Floor

Total floor area 60.2 m² (648 sq.ft.) approx

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.propertybox.io



welcome to
Long Down Avenue,
Bristol

- Desirable Two Bedroom / Two Bathroom Apartment
- Sought-After Cheswick Village Location
- Spacious Main Bedroom with Generous Ensuite
- Very Well Proportioned Main Living Space - Dual Aspect Credentials
- Light and Bright Throughout with Parkland Views to the Front

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2072.68
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.

offers over
£215,000



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Property Ref:
STG110110 - 0004

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