



Long Down Avenue, Bristol BS16 1FT

welcome to

Long Down Avenue, Bristol

This extraordinary apartment is stylish throughout and boasts a 22ft open--plan main living space with light and views. The well presented property is flooded with light throughout and includes TWO BATHROOM including ensuite, allocated parking and a highly desirable Cheswick Village location.

Long Down Avenue Entrance

The building is very well placed and sits just adjacent to parkland. A communal entry leads into well presented common areas and a private entrance is found on the first floor.

Hallway

Spacious and well presented leading to all areas. There is additional storage in the form of a sizable cupboard which also contains the internal air source heat pump. Well presented in neutral colours with woodwork in brilliant white.

Kitchen/Living Room

22' 6" max x 12' (6.86m max x 3.66m)
This epic space easily accommodates a full kitchen, island and lounging space with consummate ease. The two areas have a distinctive zoning whilst feeling comfortably unified, modern and sociable. Two well proportioned windows offer light and splendid long views over the lawned space across the way.

The kitchen is well presented, modern and stylish featuring various SMEG appliances with a dining and cooking island and feature overhead extractor.

Bedroom One

9' 9" max x 13' 1" max (2.97m max x 3.99m max)
Spacious double bedroom presented to the highest standard to include built-in storage. An ensuite also leads away from here.

Ensuite

3' 5" max x 9' 2" max (1.04m max x 2.79m max)
Again, well presented and stylish! The ensuite includes a shower cubicle, integrated WC and basin. Finished with tile effect flooring, extractor and fitted

shelving.

Bedroom Two

9' 6" max x 8' max (2.90m max x 2.44m max)
Again, a well presented double bedroom finished to the same standard as elsewhere.

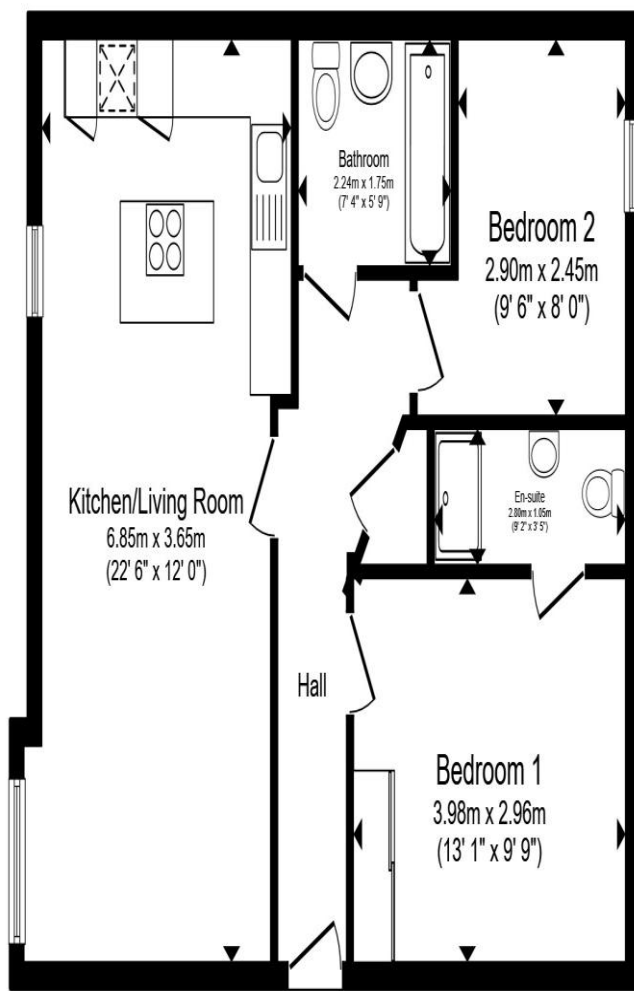
Bathroom

5' 9" max x 7' 4" max (1.75m max x 2.24m max)
The well proportioned main bathroom is simple, stylish and functional with a bath, WC and basin. Clean and simple with large feature mirror.

Agents Notes

We have been advised that the lease length is 125 as of 2008. The service charge is £2250 p/a and the ground rent is £250 p/a.

We recommend that all financial and legal information is checked independently.



First Floor

Total floor area 61.1 m² (658 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

- Premium Two Double Bedroom/Two Bathroom Apartment
- Desirable Cheswick Village Location
- 22ft Open-Plan Living Space with Light and Views
- Stylish Kitchen with Cooking/Dining Island and SMEG Appliances
- Ensuite to Master Bedroom / Stylish Throughout and Well Presented

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 2250.00
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 in excess of
£215,000



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Property Ref:
STG109489 - 0006

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