



Flat 12 Avonlea Court, Cloverdale Drive, Longwell
Green Bristol, South Gloucestershire, BS30 9UT

£145,000

Situated on the ground floor of this popular retirement complex is this one bedroom retirement apartment. The property benefits from light and bright accommodation to include a spacious hallway, a generous lounge, a shower room, a generous bedroom and a kitchen. This sought after complex (available for the over 60's) affords a very convenient location surrounded by beautiful communal gardens. There is also a resident manager, communal lounge and a communal patio area with table and chairs for days in the sun. Afternoon tea, fish and chip evenings, birthday parties, days out, bingo along with a host of other communal activities are also arranged. There is parking for those residents with cars to the front of the property and further benefits include a secure entry phone/code system as well as an emergency pull cords located in all rooms. Well placed in the heart of Longwell Green this property is closely situated to all local amenities and ideal for anyone looking for a safe and independent environment. Early viewing is advised.

Entrance

Wood entrance door leading to the entrance hallway.

Entrance Hallway

Wall mounted radiator, storage cupboard, emergency pull cord, entry phone system, doors leading to the bedroom, shower room and lounge.

Lounge

17' 3" x 8' 9" (5.27m x 2.67m)

uPVC double glazed patio doors leading to the garden with uPVC double glazed window to the side, feature fireplace with electric fire, wall mounted TV aerial point, emergency pull cord, radiator, bi-fold doors leading to

Kitchen

10' 4" x 5' 4" (3.15m x 1.63m)

uPVC double glazed window overlooking the garden. Range of white wall and base units with square edge worksurfaces and tiled splashbacks, stainless steel sink unit with mixer, built in double oven with ceramic hob with

extractor over, space for washing machine, space for fridge and freezer, laminate flooring.

Bedroom One

8' 5" x 8' 9" (2.57m x 2.66m) (To wardrobes)
uPVC double glazed window, range of built in wardrobes, emergency pull cord.

Shower Room

Low level WC, wash hand basin with storage under, walk in double shower cubicle with electric shower, Wall ladder radiator, wall mounted electric fan, extractor fan, laminate flooring, shower board to two walls.

Management Fees

Management fee Approx £209 per month (This covers buildings insurance, heating/lighting of communal areas, window cleaning, garden maintenance Ground Rent £70 per annum

Communal Facilities





This sought after retirement development sits in well maintained surroundings with communal gardens, residents parking, lift to upper floors, guest suite for relatives wishing to stay (small charge), a live-in manager and residents lounge where a range of activities such as Bingo, Fish 'n' Chip lunches and birthday's and Christmas parties arranged.

Tenure

Leasehold with approximately 64 years left on the lease.

Council Tax

South Gloucestershire Council - Band B



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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