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45 Long Fox Manor, Bath Road, Brislington, Bristol, BS4 5RT



£275,000

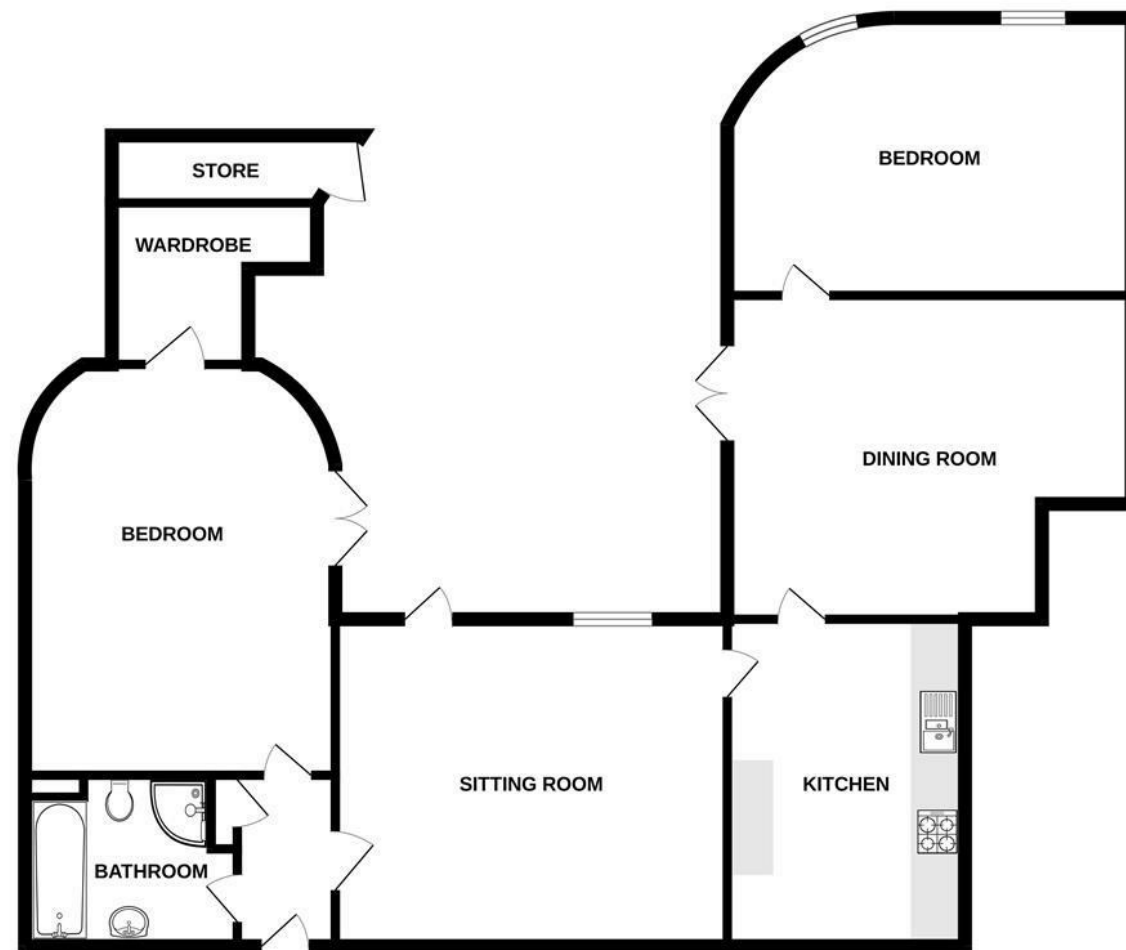
A spacious basement apartment benefiting from a private courtyard and use of fantastic communal facilities in an iconic period conversion.

- Grade II listed conversion
- Breathtaking grounds
- Leisure facilities
- Swimming pool
- Entrance hallway
- Two reception rooms
- Kitchen
- Two double bedrooms
- Bathroom
- Private courtyard



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.



LONG FOX MANOR BATH ROAD BS4 5RT  
TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 45 Long Fox Manor, Bath Road, Brislington, Bristol, BS4 5RT

This two double bedroom apartment positioned in the basement of of a Grade II listed mansion house dating back to the early 1800s which boasts an enviable location on the outskirts of Bristol while enjoying far reaching countryside views.

The apartment is accessed via a secure telephone entry system providing access to the basement to 45 Long Fox Manor. Inside the apartment comprises an an entrance hallway, two spacious reception rooms (both benefiting from double doors to a private courtyard), a well proportioned kitchen, two double bedrooms (with the main boasting a walk in wardrobe) and a modern bathroom.

Residents of Long Fox Manor have exclusive use of extensive leisure facilities including a heated outdoor swimming pool, a gymnasium, a sauna, spa and a tennis court. In addition to these facilities owners have use of a bar with a lounge and ballroom for functions and a converted chapel often used for film screenings. In addition to this the delightful grounds offer several outside seating areas ideal for al fresco dining, a barbecue area, woodlands and allotments, greenhouses and garden sheds are available.

## INTERIOR

### COMMUNAL ENTRANCE

Secure telephone entry system providing access to communal hallway leading to stairs to access the basement to apartment number 45.

### ENTRANCE HALLWAY 2.1m x 1.1m (6'10" x 3'7" )

Telephone for the secure entry system, doors to access rooms, cupboard and power points.

### RECEPTION ONE 5m x 4.1m (16'4" x 13'5" )

Single glazed door providing direct access to courtyard and a single glazed window overlooking courtyard, door access to the kitchen, radiator and power points.

### RECEPTION TWO 5.1m x 4.1m (16'8" x 13'5" )

to maximum points. Single glazed double doors providing access to courtyard and door access to bedroom two, radiator and power points.

### KITCHEN 4.1m x 2.8m (13'5" x 9'2" )

Doors to reception room one and reception room two, matching wall and base units with laminate worktops over with integrated appliances such as a dishwasher, washing machine, electric oven and a gas hob with extractor over. Space for a fridge freezer, stainless steel sink with mixer tap over, tiled splashbacks, radiator and power points.

### BEDROOM ONE 5.2m x 4m (17'0" x 13'1" )

to maximum points. Single glazed double doors providing access to courtyard, door access to walk in wardrobe, radiator and power points.

### WALK IN WARDROBE 2.6m x 2m (8'6" x 6'6" )

to maximum points. Housing Vaillant combi boiler and a radiator.

### BATHROOM 2.3m x 2.1m (7'6" x 6'10" )

Walk in shower cubicle off mains, bath with tiled splashbacks, wash hand basin with tiled splashbacks, low level WC, tiled flooring and a heated towel rail.

### BEDROOM TWO 5.1m x 3.5m (16'8" x 11'5" )

to maximum points. Two single glazed windows, a fitted desk, radiator and power points.

## EXTERIOR

Long Fox manor is set within landscaped grounds of approximately 9 acres and is approached by electrically operated double gates which lead to a sweeping driveway that provides access to the resident's car park and additional guest parking. Externally the gardens are landscaped to a high standard and directly back onto and overlook open countryside. The complex boasts extensive leisure facilities that the residents have exclusive use of, sauna, gymnasium, tennis court, a chapel often used for film screenings and a function room with bar and American pool table.

## COURTYARD

Private courtyard with laid to chippings and access to a storage cupboard measuring (2m x 0.9m).

## TENURE

This property is leasehold with approximately 976 years remaining. A 999 year lease from 2001. A six monthly management charge of £1,785.36 is payable.

## AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website. Purchasers are to be made aware animals are not to be kept on the premises.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

