



Connells

Avondale Court
Longwell Green Bristol



Property Description

Nestled in a peaceful cul-de-sac Avondale Court offers a welcoming environment for its residents. It is a charming retirement housing complex located on Long Beach Road in Longwell Green, Bristol (BS Built in 1988, this well-maintained development and offers a peaceful environment for residents aged 55 and over. Beautifully maintained communal gardens Resident parking available on a first-come, first-served basis. Emergency pull-cord system for added security. Local Facilities: Conveniently located near bus stops, shops, post office, town centre, and social centre.

A beautifully presented ground floor flat with spacious lounge/diner, modern style kitchen, two double bedrooms and shower room.

Entrance Porch

Double glazed door to the front, double glazed window to the window to the side, laminate wood effect flooring.

Lounge/ Dining Room

19' 4" x 15' 7" max (5.89m x 4.75m max)
Double glazed box bay window to the front, double glazed window to the side, laminate wood effect flooring, door to entrance porch, emergency pull cord, storage heater.

Kitchen

9' 7" x 8' 3" max (2.92m x 2.51m max)
Double glazed window to the side, range of modern style fitted wall and base units, rolled edge work tops, tiled splashbacks, integrated dishwasher, space for washing machine, stainless steel sink unit with mixer tap, electric hob with cooker hood over.

Bedroom One

11' plus door recess x 11' (3.35m plus door recess x 3.35m)
Double glazed window to the rear, fitted wardrobes, storage heater,

Bedroom Two



9' x 6' 4" from front of wardrobes (2.74m x 1.93m from front of wardrobes)
Double glazed window to the rear, fitted wardrobes

Shower Room

Enclosed shower cubicle, combination vanity sink unit and low level WC, heated towel rail





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

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: D
 Council Tax
 Band: B

Service Charge:
 2700.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BLG104049

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk



Property Ref: BLG104049 - 0005