

## 52 Avondale Court

Long Beach Road, Bristol, Bristol, BS30 9FB



**PRICE: Offers in Excess of  
£160,000**

**Lease: 125 years from 1988**

### Property Description:

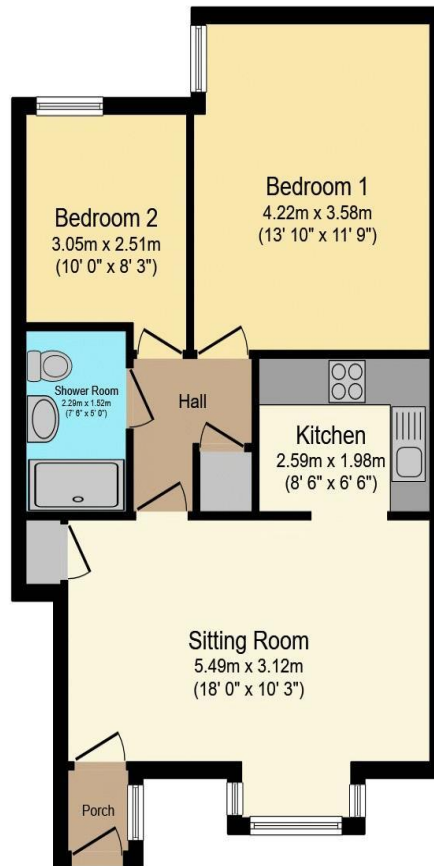
#### **A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT**

Avondale Court was constructed by Anglia Secure Homes and is conveniently situated for Willsbridge Valley, run by Avon Wildlife Trust. The site is close to local amenities. The development comprises of a mixture of apartments, bungalows and cottage style properties. Each property comprises an entrance hall/vestibule, lounge, kitchen, two bedrooms and bathroom. In the event of an emergency there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple one must be over the age of 60 and one over 55 years.

- Communal gardens
- 24 hour emergency Appello call system
- Minimum Age 60
- Visiting Development Manager
- Service Charge £3,204.93 Ground £197.38



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 55.9 m<sup>2</sup> (602 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£197.38**

**Ground Rent Period Review:**

**Next Uplift 2033**

**Annual Service Charge:**

**£3,204.93**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.