



**Connells**

Orchard View Pear Tree Avenue  
Long Ashton Bristol



# Orchard View Pear Tree Avenue Long Ashton Bristol BS41 9FR

for sale  
**£300,000**



## Property Description

Orchard View, Peartree Avenue, Long Ashton, BS41 9FR

Nestled in the heart of Long Ashton, Orchard View is an exclusive collection of just 16 contemporary two-bedroom apartments, thoughtfully designed for modern living. Plot 12 is a superb example within the development - a spacious and light-filled apartment offering a perfect blend of village charm and urban convenience.

This brand-new home features a sleek open-plan kitchen, living and dining area, complete with large windows that flood the space with natural light. The kitchen is finished with handle-less cabinets from the Howdens range, integrated appliances including oven, induction hob, extractor, washer-dryer, and dishwasher, plus space for a fridge-freezer. Both double bedrooms are generous in size and benefit from fitted truffle-shade carpets, while the stylish bathroom includes contemporary tiling and VADO sanitaryware.

Additional highlights include off-street parking, high-quality flooring throughout, lift access, and energy-efficient electric heating. With no onward chain and a 10-year new-build warranty, this apartment is ready to move into immediately.

Long Ashton is a highly sought-after village on the outskirts of Bristol, offering scenic countryside surroundings with excellent transport links. Ideal for commuters, it provides easy access to Bristol, Bath and Weston-super-Mare, plus key connections to the M4, M5 and nearby rail stations.

Apartments of this quality, in such a desirable village location, rarely come to market. Early viewing is highly recommended.

## Specification Detail

### Kitchen:

- Howdens handle-less units
- Laminated worktops and upstands
- Integrated double oven, induction hob, extractor, washer-dryer, dishwasher
- 1.5 bowl stainless steel sink
- Space for fridge-freezer
- Splashback behind hob

### Bathroom:

- VADO thermostatic bar mixer, wall-mounted shower over bath
- Curved bath screen and VADO tapware
- WC with soft-close seat
- Hand basin and wall-mounted towel radiator
- Full-height Porcelanosa tiling and splashbacks

### Heating & Electrics:

- Electric central heating with off-peak storage and panel heaters
- JOULE direct hot water heater
- 14-series hard-wired smoke and heat alarms
- Intercom entry system
- TV aerial points in lounge and both bedrooms

### Finishes:

- Vinyl flooring to kitchen, bathroom and en-suite
- Truffle-shade carpets to hallway and bedrooms
- Light grey matte finish to walls, white gloss to woodwork, doors, and ceilings
- Pendant light fittings throughout

## Measurements

Kitchen/Living - 21'3 x 15'6  
Bedroom 1 - 14'6 x 12'2  
Bedroom 2 - 11'7 x 10'2  
Bathroom - 8'5 x 6'2

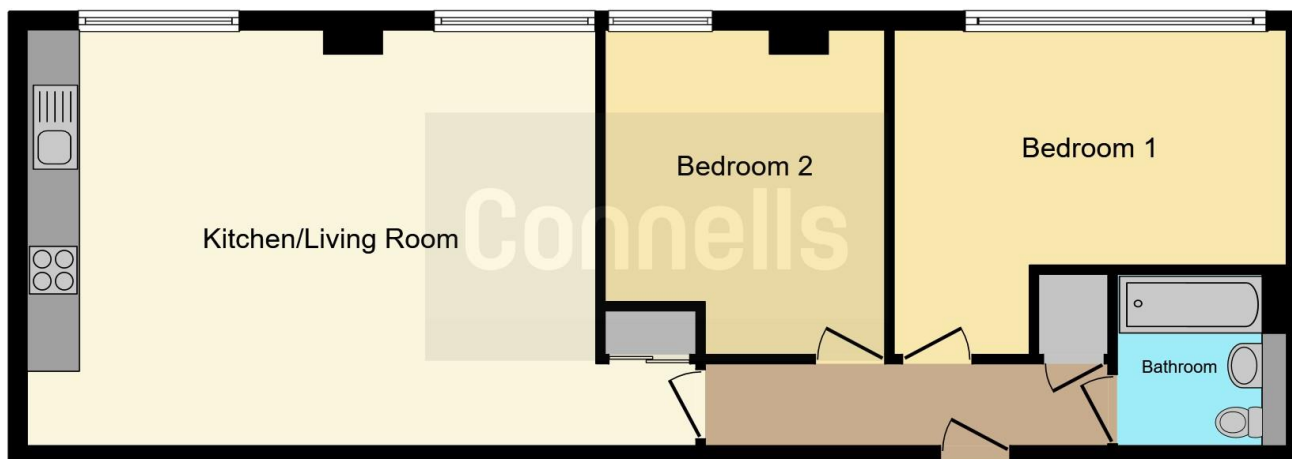
## Tenure & Charges

- 125-year lease
- Ground rent: £10 per annum
- Service charge: £1200 per annum (reviewed annually in October)

## Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





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](http://www.focalagent.com)

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243 North Street Southville  
 BRISTOL BS3 1JN

EPC Rating:  
 Exempt

Service Charge:  
 1200.00

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR311771](http://connells.co.uk/Property/BMR311771)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2025. 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.

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