



**The Square Long Down Avenue, BRISTOL BS16 1GZ**



welcome to

## The Square Long Down Avenue, BRISTOL

- Stylish Modern Apartment / Cheswick Village
- Two Bedroom / Two Bathrooms
- Juliet Balcony From The Living Space
- Light and Bright / Presented to the Highest Standard
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000

This stylish two bedroom apartment on the second floor of this desirable development benefits from a Juliet balcony, two bathrooms, allocated parking and superb views. This space is presented to the highest standard throughout and is the perfect blend of style alongside functionality.



**The Square, Long Down Avenue  
Entrance And Communal Areas  
Lift To The Second Floor  
Private Entrance**

### Hallway

8' 9" max x 10' 1" max ( 2.67m max x 3.07m max )

### Storage Cupboard

### Combined Living Space/Kitchen

### Living Room

15' 1" max x 10' 10" max ( 4.60m max x 3.30m max )

### Kitchen

10' 10" max x 6' 7" max ( 3.30m max x 2.01m max )

### Bedroom 1

14' 11" max x 9' 1" max ( 4.55m max x 2.77m max )

### Ensuite Bathroom

5' 7" max x 7' 6" max ( 1.70m max x 2.29m max )

### Bedroom 2

11' 2" max x 8' 9" max ( 3.40m max x 2.67m max )

### Shower Room

6' 6" max x 4' 3" max ( 1.98m max x 1.30m max )

### External

### Parking

### Agents Notes

**view this property online** [allenandharris.co.uk/Property/STG109242](http://allenandharris.co.uk/Property/STG109242)



#### Property Ref:

STG109242 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**0117 979 8082**



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



**allenandharris.co.uk**