



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

**welcome to**

## **The Square Long Down Avenue, Bristol**

This superb two bedroom, two bathroom apartment on the upper level of this desirable development benefits from a walk-out balcony, 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**

Key fob entry system and well presented communal areas.

### **Top Floor Private Entrance**

Modern front door leads inward.

### **Hallway**

8' 9" max x 10' 2" max ( 2.67m max x 3.10m max )

The spacious hallway complete with carpet instantly accentuates the feeling of space as found throughout. Includes video phone entry and access to all areas including storage.

### **Storage Cupboard**

2' 6" max x 2' 4" max ( 0.76m max x 0.71m max )

Spacious additional storage which also contains the water tank and air ventilation system.

### **Living Room**

14' 11" max x 10' 10" max ( 4.55m max x 3.30m max )

The living space is light and bright and offer spectacular far reaching views. There is plenty of room for a dining table adjacent to the kitchen and the open plan nature of the room adds style and functionality. The balcony is accessed here and provides space for seating etc to enjoy the outside world. All finished in neutral colours with plush carpet.

### **Kitchen Area**

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

The semi open kitchen is presented to high standards and finished with grey high gloss wall and base units. Included here is granite effect work tops, double stainless steel sink and drainer, full size integrated Zanussi dishwasher, Bosch integrated

oven and integrated fridge and freezer. An undercounter washing machine also included.

### **Bedroom 1**

14' 9" max x 8' 10" max ( 4.50m max x 2.69m max )

The primary bedroom is also finished to the same stylish standard and shares the same superb views as the living space and Bedroom 2. Complete with well proportioned built-in wardrobes, pendant lights and light carpet. Leading from here is the ensuite.

### **Ensuite**

6' 7" max x 7' 6" max ( 2.01m max x 2.29m max )

Full ensuite bathroom finished exceptionally well. Complete with bath and shower over, integrated vanity, WC and floating basin. Complete with oversized tiles and feature mirror.

### **Bedroom 2**

11' 1" max x 8' 9" max ( 3.38m max x 2.67m max )

The second bedroom is similarly light and bright with great views. Finished to the same high standard as throughout.

### **Bathroom**

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

Complete with oversized shower cubicle, WC and basin. Finished to a high standard with oversized tiles, spotlights and chrome heated towel rail.

### **Balcony**

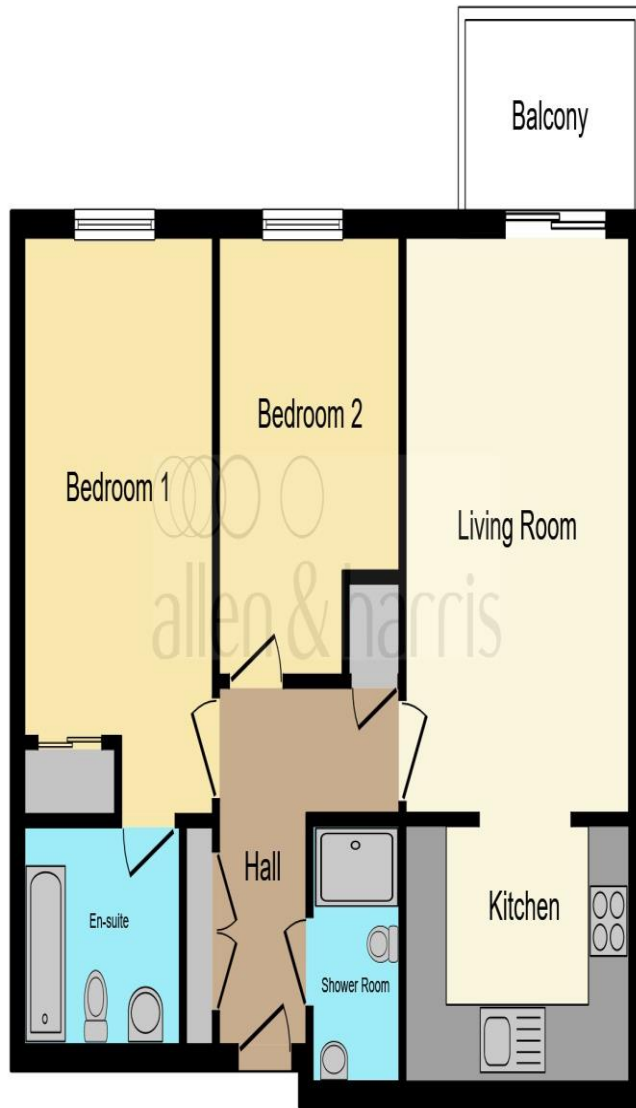
7' 3" max x 4' 6" max ( 2.21m max x 1.37m max )

The perfect place to relax and enjoy the outside world.

### **Agents Notes**

We have been advised that the 125 years lease started in May 2015. The ground rent is £300 p/a and the service charge is £1900 p/a.

We recommend that all financial and legal information is checked independently.



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)



**welcome to**

**The Square Long Down Avenue,  
Bristol**

- Modern and Stylish Top Floor Apartment
- Two Bedrooms and Two Bathrooms
- Spacious Living Area with WALK-OUT balcony
- Very Well Presented Throughout
- Linked 'Open-Plan' Living, Dining and Kitchen Space

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**



**check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)**



Property Ref:  
STG109261 - 0002

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.



**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



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



[allenandharris.co.uk](http://allenandharris.co.uk)