



**Long Down Avenue, Bristol BS16 1FT**

**welcome to**

## **Long Down Avenue, Bristol**

This stylish apartment within this desirable development benefits from allocated parking, two bathrooms, open-plan kitchen/living/dining, allocated parking and a highly convenient location. This space is presented to a good standard throughout and is the perfect blend of style and functionality.

### **Long Down Avenue**

#### **Entrance**

Entry into communal areas to the rear aspect is well presented leading to the private front door. The position grants convenience adjacent to the parking.

#### **Hallway**

16' max x 5' 8" max ( 4.88m max x 1.73m max )

Well proportioned hallway leading to all areas. Finished with carpet, radiator, consumer unit and radiator. The dimensions instantly accentuate the size and space as found throughout.

#### **Living Room**

21' 7" max x 10' 11" max ( 6.58m max x 3.33m max )

The main living space is over 20ft in length and comfortably accommodates the lounging space and kitchen with ease. The room benefits from a window and further glazed door(s) opening to a Juliet balcony. The result is a lovely outlook toward the green opposite and tremendous light.

#### **Kitchen**

The kitchen with stylish island and feature extractor includes an integrated SMEG oven, SMEG hob, integrated fridge and freezer and double sink and drainer. Space for undercounter washing machine.

Finished with ceiling spot lights, tiled flooring and gloss front wall and base units.

#### **Bedroom 1**

13' max x 9' max ( 3.96m max x 2.74m max )

Well proportioned bedroom with window to the rear aspect. Finished with carpet and pendant light and benefits from built-in storage. The ensuite leads off to the side.

#### **Ensuite**

9' max x 3' 5" max ( 2.74m max x 1.04m max )

Ensuite with window to the rear aspect. Includes shower cubicle, WC and basin plus ceiling light and extractor. Good standard with brilliant white items.

#### **Bedroom 2**

10' 6" max x 9' 3" max ( 3.20m max x 2.82m max )

The second double bedroom is presented to the same good standard and includes a window to the rear aspect and built-in storage.

#### **Bathroom**

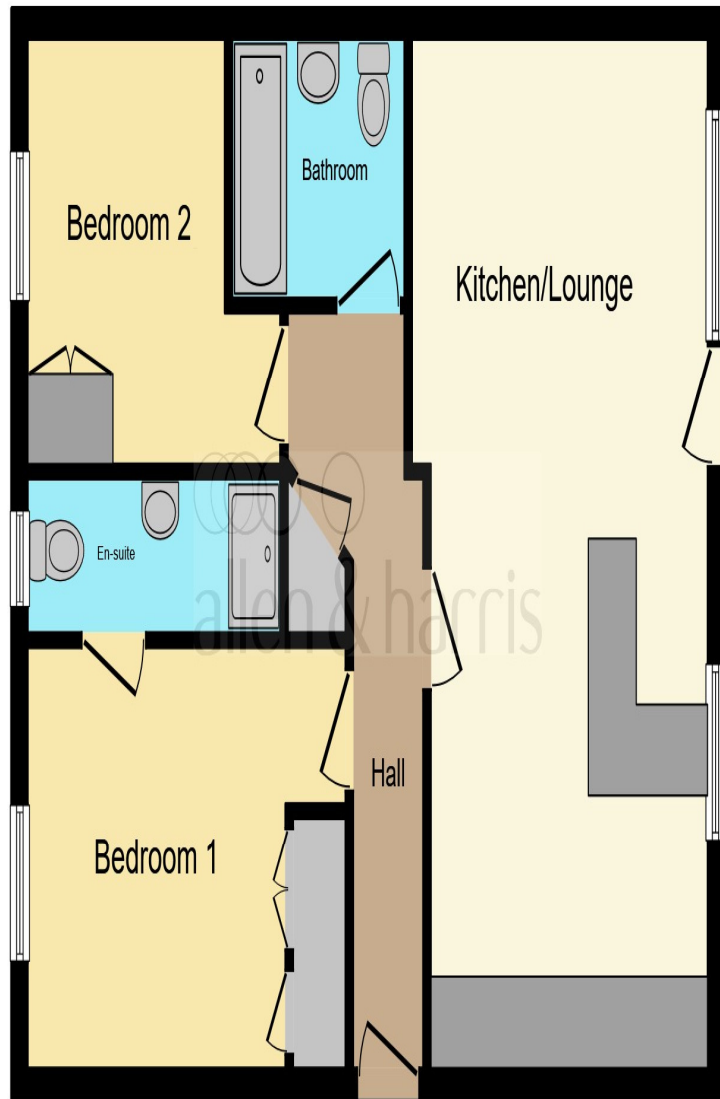
7' 3" max x 5' 7" max ( 2.21m max x 1.70m max )

Spacious bathroom with a three piece suite including shower over bath. Presented to a good standard in neutral colours with oversized wall tiles. Includes bulk-head light and extractor.

#### **Agents Notes**

We have been advise that the lease length is 125 years as of 2008. The ground rent is £250 p/a and the service charge is £2261.12 p/a

We advise that you check all legal and financial information 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**  
**Long Down Avenue,**  
**Bristol**

- Two Bedroom / Two Bathroom Apartment
- Raised Ground Floor With Juliet Balcony
- Spacious Open-Plan Living / Dining & Kitchen
- Desirable Cheswick Village Location
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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:  
STG109219 - 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)