



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

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

This exceptional apartment on the second floor is stylish, modern and very well presented. All areas are well proportioned not least the semi open-plan living space with linked kitchen. The property benefits from light/views, allocated parking, superb location and access to a wealth of amenities.

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

Communal entrance via key fob, stairs and lifts to access each floor.

### **Hallway**

11' max x 5' 2" max ( 3.35m max x 1.57m max )  
Door to communal hallway, carpeted flooring, intercom, electric heater, two storage cupboards.

### **Bedroom One**

12' max x 10' 10" max ( 3.66m max x 3.30m max )  
Double glazed window to rear, carpeted flooring, built in wardrobes, electric heater.

### **Bathroom**

8' 2" max x 6' 6" max ( 2.49m max x 1.98m max )  
Pannelled bath with shower over, low level WC, part tiled walls, hand wash basin, chrome heated towel rail, extractor fan, tiled flooring.

### **Lounge**

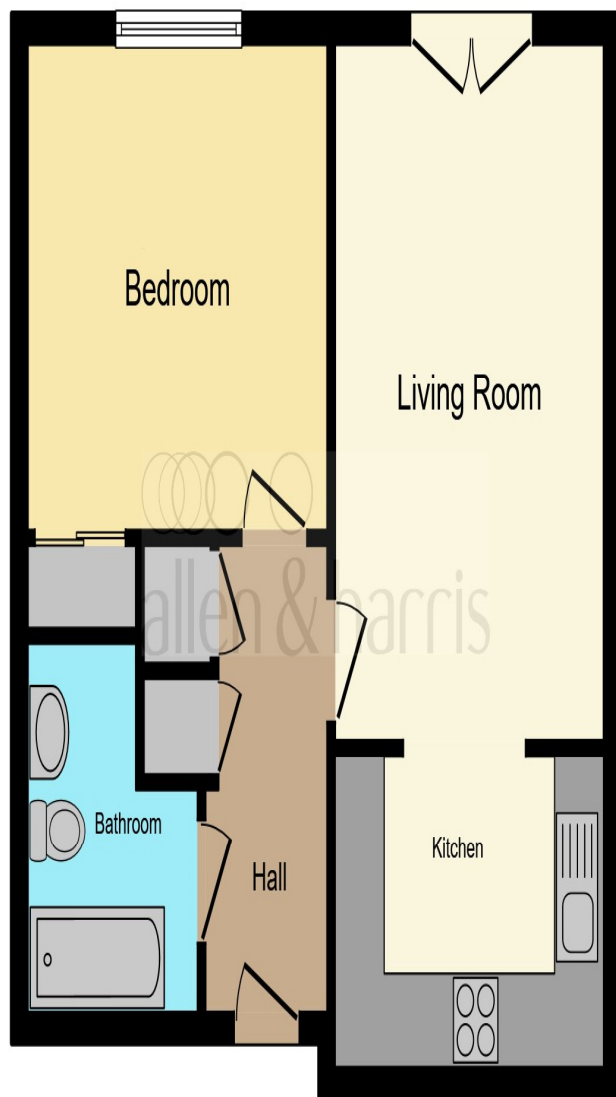
15' 1" x 10' 9" ( 4.60m x 3.28m )  
Double glazed Juliet balcony with french doors, carpeted flooring, TV point, electric heater.

### **Kitchen**

10' 9" x 6' 7" ( 3.28m x 2.01m )  
A range of high gloss wall and base units with work surfaces over, inset 1 1/2 sink drainer with mixer tap over, integrated fridge/freezer, integrated washing machine, integrated oven and electric hob with extractor hood over.

### **External Allocated Parking**

Allocated off street parking is found to the rear of the property.



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

- Superb One Bedroom Apartment - Residential and Investment Opportunity
- Within 'The Square' - Desirable Cheswick Village Location
- Particularly Spacious Throughout (47m2 / 506 ft as per EPC).
- Linked Kitchen and Living Space
- Stylish, Modern and Homely

Tenure: Leasehold EPC Rating: B

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



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Property Ref:  
STG109541 - 0003

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