



The Square Long Down Avenue, Bristol BS16 1GZ

welcome to

The Square Long Down Avenue, Bristol

This superb apartment manages to combine style and functionality perfectly. The property is immaculate throughout and benefits from light and views, juliet balcony with double doors, open-plan living space, additional storage and allocated parking.

The Square, Long Down Avenue Shared Entrance

Key fob entry system and well presented communal areas. Lift and Stairs to all floors. The building offers a pleasant point of entry with glazed door leading into an attractive foyer.

Communal Areas

Well presented communal areas with both staircase and lifts to all levels.

Private Entrance

A modern and well presented private door leads into the spacious hallway.

Hallway

11' max x 5' 2" max (3.35m max x 1.57m max)
The spacious hallway instantly accentuates the feeling of size and space throughout. Complete with modern LVT flooring, entry-phone system and grants access to all areas. Here we find two well proportioned cupboards. ** Direct views through the bedroom also offering great light and views with the bedroom door open.

Hallway Cupboards

5' 1" max x 1' 11" max (1.55m max x 0.58m max)
Twin cupboards accommodating the water tank and electrical consumer units. Spacious and ideal for further storage.

Living Room

15' 1" max x 10' 10" max (4.60m max x 3.30m max)
The living room as we have come to expect is light and bright and presented to an immaculate standard, The space offers flexibility granting the owner the choice to determine how this room is dressed to their own taste. The space significantly benefits from the double doors and the juliet

balcony with lovely view over the square to the front. The room is also conveniently linked in an open-plan fashion to the kitchen for convenience.

Kitchen

10' 10" max x 6' 7" max (3.30m max x 2.01m max)
Modern, stylish and very well presented with dishwasher and washer/dryer. The space also includes tall wall and base units, integrated appliances including a double fridge freezer, brushed steel oven, hob and extractor. Finished to an immaculate standard with tiled flooring and spot lights.

Bedroom

12' max x 10' 10" max (3.66m max x 3.30m max)
The bedroom is again immaculate. The space with full length window to the front aspect capitalises on the views and light from the front aspect. Finished with pendant light, brilliant white decor and grey wooden LVT flooring.

Bathroom

8' 2" max x 6' 7" max (2.49m max x 2.01m max)
Again very well presented and offering a sense of luxury. The spacious room includes a bath over shower with glass screen, integrated WC plus basin and heated chrome towel rail. Complete with spots lights and oversized ceramic floor tiles.

Agents Notes

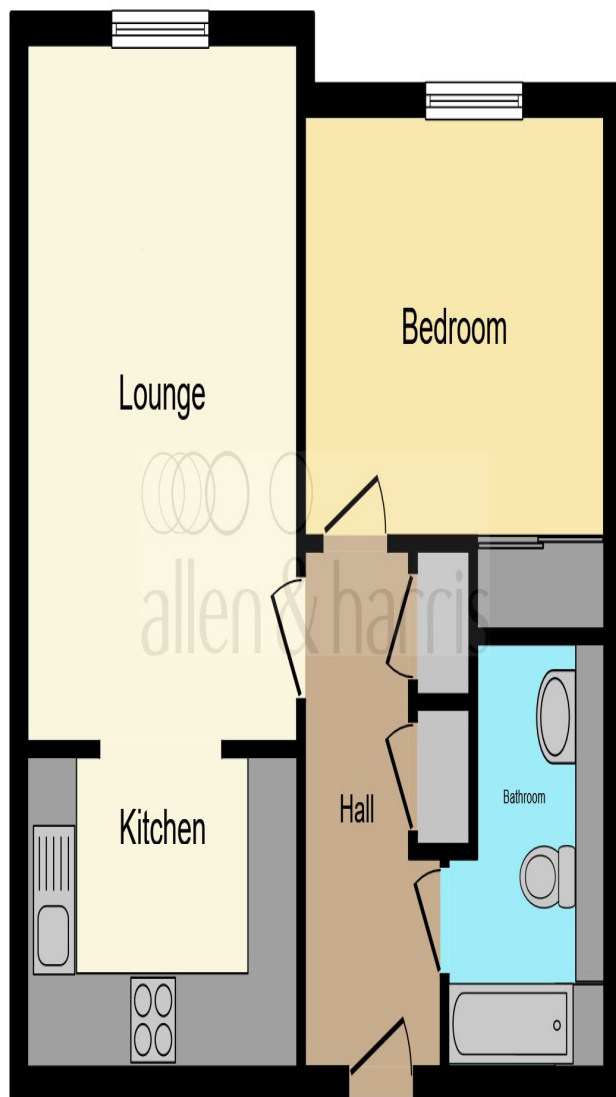
The property is being sold with no chain!

We have been advised of the following:

Service Charge: £2305.45 p/a to include insurance.
Lease: 125 years as of Jan 1st 2015

It is recommended that all legal and financial

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



welcome to

The Square Long Down Avenue, Bristol

- Immaculate and Stylish One Bedroom Apartment - Residential and Investment Opportunity *No Chain*
- Desirable Location within 'The Square' Development
- Semi Open-Plan Living Room and Kitchen
- Light and Bright with Views / Juliet Balcony with Double Doors from the Living Space
- Allocated Parking Adjacent

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2041.21

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£205,000



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Property Ref:
STG109738 - 0004

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