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The important bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

SECOND FLOOR

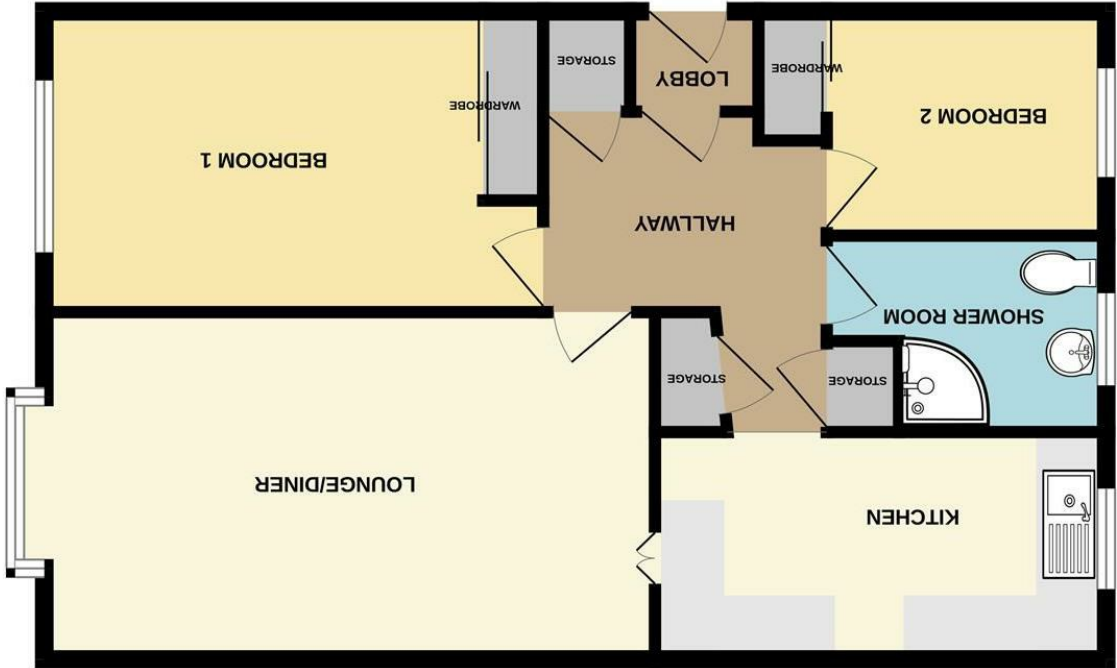


Diagram illustrating the layout of the second floor, showing rooms including Bedroom 1, Bedroom 2, Lounge/Diner, Kitchen, Shower Room, and Hallway, along with various storage areas and wardrobes.

Made with Mapbox ©2025





Council Tax Band: B | Property Tenure: Leasehold

DON'T GET STUCK IN A LONG CHAIN, THIS FABULOUS PROPERTY IS READY TO GO AND COMES WITH ITS OWN GARAGE! This larger than average top floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Located in a prominent position in the desirable area of Longwell Green, halfway between Bristol and Bath, you will find a variety of local amenities, including shops, cafes, and parks, all within easy reach. The excellent transport links make commuting to Bath or Bristol's city centre beyond a breeze and with access to the M4/M5 motorway network you couldn't want for more. Boasting a long 999 year lease (from new), a fixed low annual ground rent of £15, and a residents management company putting you (collectively with all the other residents at Longwell House) in charge of service charges and maintenance contracts, you couldn't ask for a better setup! The accommodation offers 2 well-proportioned bedrooms, a lounge/diner offering ample space for comfortable living and entertaining guests, a separate kitchen with space for a small breakfast table, and a shower room, all of which lead off the spacious central hallway. There's gas central heating, lots of storage throughout and views from its elevated position, but one of the standouts of this property is the garage with additional parking space, a rare find in this bustling area. The property is in need of some modernisation, allowing you to put your personal touch on the space and create a home that truly reflects your style, so book your viewing today!



#### Communal Hallway

Intercom entry phone system, stairs leading to top floor flat, doorway to rear leading to the communal gardens.

#### Entrance Lobby

Front door.

#### Hallway

3'0" x 3'0" (0.91 x 0.91)

Wooden entrance door, radiator, three storage cupboards, intercom entry phone system.

#### Lounge/Diner

11'3" x 19'2" (3.43 x 5.84)

Double glazed box bay window to front, radiator, serving hatch to kitchen.

#### Kitchen

14'8" x 7'1" (4.47 x 2.16)

Double glazed window to rear, radiator, range of wall and base units with worktops over, inset stainless steel sink with mixer tap & drainer, recess for freestanding electric cooker, washing machine, dishwasher, and tall fridge/freezer, tiling to walls, serving hatch to lounge/diner, wall mounted combi gas boiler.

#### Bedroom 1

14'4" x 9'5" (4.37 x 2.87)

Double glazed window to front, radiator, built in wardrobes.

#### Bedroom 2

10'0" x 7'0" (3.05 x 2.13)

Double glazed window to rear, radiator, built in wardrobe.

#### Shower Room

6'7" x 6'0" (2.01 x 1.83)

Obscured double glazed window to rear, radiator, tiling to walls and floor, over sized walk in shower cubicle, wash hand basin inset into integrated storage units, WC with hidden cistern.

#### Garage

Single garage in block next to property with up & over door.

#### Parking

One allocated parking space - bay 12, additional visitor parking spaces available on site.

#### Communal Gardens

Laid to lawn with planted borders of trees & shrubs, allocated shed.

#### Agent Note

The property is leasehold with a 999 year lease from new in 1979 (approximately 953 years remaining). There is an annual service charge of £1,440 and a fixed annual ground rent of £15. The property benefits from a resident owned management company giving residents control over the appointment of management companies and service charges.

This information will need to be confirmed via solicitors.

