



## 229 Long Down Avenue, Bristol BS16 1GE

**TWO DOUBLE BEDROOM MODERN APARTMENT!! ONE ALLOCATED PARKING SPACE AND GARAGE !! OFFERED UNFURNISHED!! AVAILABLE 26th JUNE 2025!!**

This modern two bedroom bright and airy apartment is set in the extremely sought after Cheswick Village and is within walking distance to the MOD and UWE. Cheswick Village is an excellent location for anyone commuting to Bristol Parkway Station, MOD, Filton Business Park, the motorways and is 1 mile away from a retail park with a superb choice of shops and restaurants. The accommodation comprises; an open plan lounge/kitchen with breakfast bar area. The main bedroom is a good size double with fitted wardrobes & has an en-suite shower room. There is a further double bedroom and main bathroom with shower over the bath. Further benefits include double glazing, gas central heating and an allocated parking space. Ideally suited to single applicant or couples, Landlord will consider sharers and students (2nd year and above with Guarantor).!! Not suitable smokers or pets!!

Council Tax Band: B  
Holding Deposit 1 week : £369.23  
Dilapidations Deposit 5 weeks : £1846.15  
Variation of Contract fee : £50  
AWARD WINNING AGENT

# £1,600 PCM



2



2



1



B

- Two Bedroom Apartment
- Bathroom & En-Suite
- Available 26th June 2025!
- 2nd Year Students and Above Considered and Guarantor
- Sought After Location, close to UWE & MOD
- Unfurnished with White Goods
- No Pets or Smokers
- Award Winning Agent!

#### Hallway

#### Kitchen / Lounge

23'11 x 11'04 (7.29m x 3.45m)

#### Bedroom One

12'0 x 10'0 (3.66m x 3.05m )

#### En-Suite

7'5 x 5'0 (2.26m x 1.52m)

#### Bedroom Two

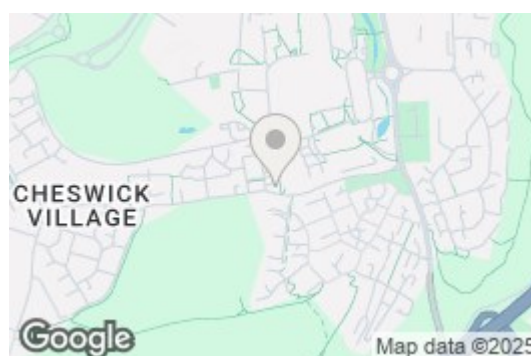
13'4 x 8'4 (4.06m x 2.54m )

#### Bathroom

7'6 x 6'0 (2.29m x 1.83m)

#### Garage and Parking

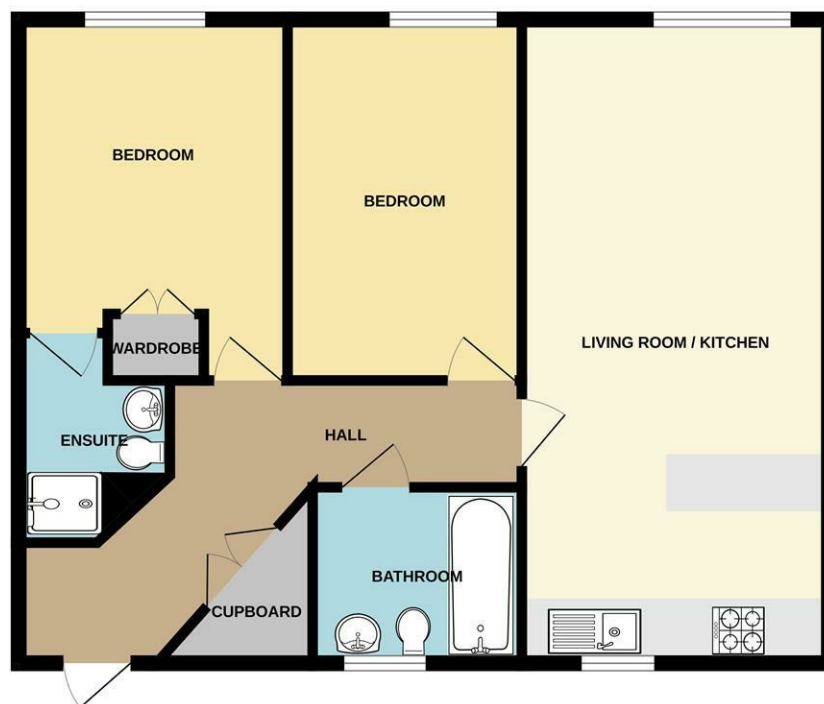
## Directions







GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.  
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Important Notice

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