

SALES • LETTINGS • MANAGEMENT

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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.

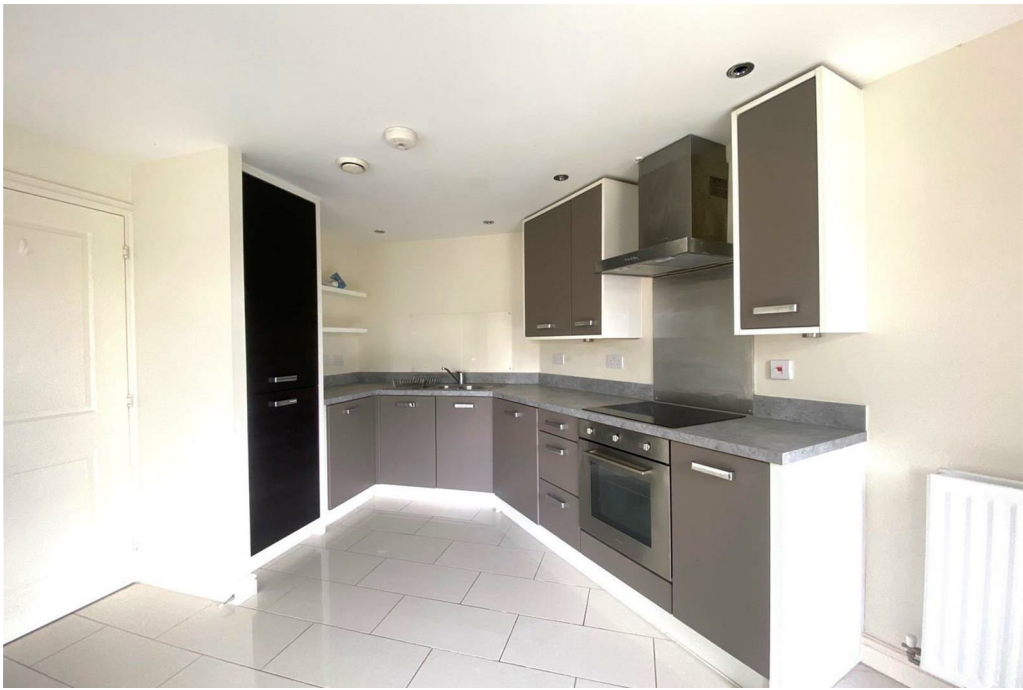




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101 Long Down Avenue, Cheswick Village, Bristol, BS16 1FT

£1,600 PCM



Council Tax Band: B | Property Tenure:

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 integrated washer/dryer and fridge/freezer. The main bedroom is a good size double with fitted wardrobes & has an en-suite shower room. There is a further bedroom with wardrobes and main bathroom with shower over the bath. Further benefits include double glazing, and an allocated parking space. Ideally suited to an couple, Landlord will consider sharers and students with guarantor (2nd year and above). AVAILABLE EARLY SEPTEMBER !! Not suitable smokers or pets!!

Council Tax Band: B
Holding Deposit 1 week : £369.23
Dilapidations Deposit 5 weeks : £1846.15

AWARD WINNING LETTINGS AGENT.



Entrance Hallway

Kitchen / Lounge Area

25'4 x 14'6 (7.72m x 4.42m)
Comprising of electric oven, hob, washer/dryer and Fridge/freezer

Bedroom One

13'5 x 11'9 (4.09m x 3.58m)
Includes built in wardrobe

Ensuite

9'6 x 4'11 (2.90m x 1.50m)
Comprising of shower cubicle, WC and wash hand basin

Bedroom Two

12'3 x 6'10 (3.73m x 2.08m)
Includes built in wardrobe

Bathroom

6'3 x 5'11 (1.91m x 1.80m)
Comprising of bath with shower over, WC and wash hand basin

Allocated Parking Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

