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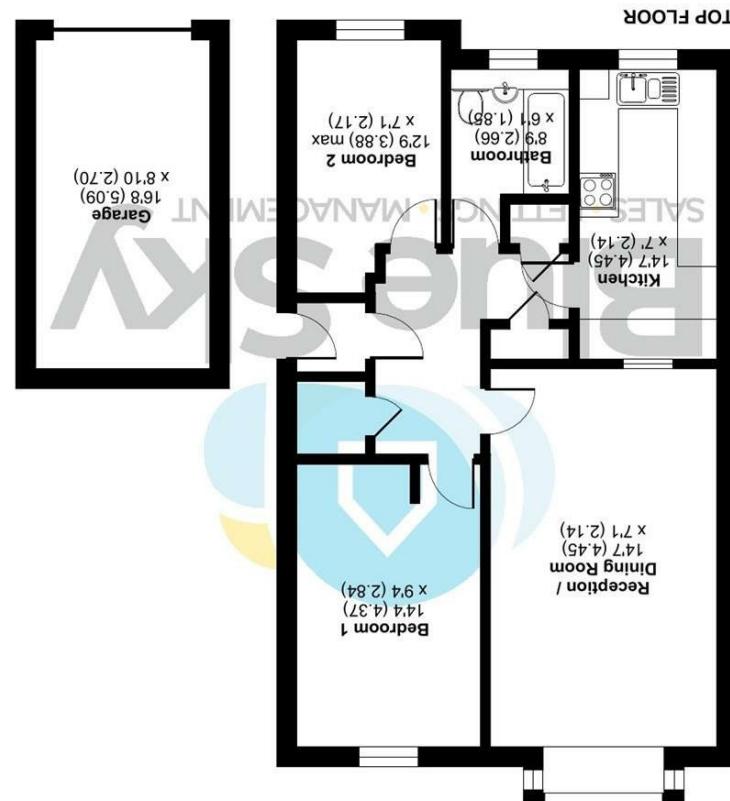
28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing.

Like what you see?

The logo for Blue Sky Consulting, featuring the word "Blue Sky" in a bold, white, sans-serif font. Below the text is a stylized graphic composed of three overlapping semi-circles in light blue, medium blue, and dark blue, with a white outline of a shield or diamond shape in the center.



Bath Road, Longwell Green, Bristol, BS30



6 Longwell House Bath Road, Longwell Green, Bristol, BS30 9DX

£220,000



Council Tax Band: B | Property Tenure: Leasehold

Located in the charming area of Longwell Green, Bristol, this delightful top floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for couples, small families, or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious lounge/diner, which provides an inviting space for relaxation and entertaining. The modern kitchen is thoughtfully designed, featuring contemporary fittings that make cooking a pleasure. The bathroom is equally stylish, ensuring a refreshing start to your day. This apartment boasts the added benefit of ample storage cupboards, allocated parking for one car, along with a garage and an outside store. The communal garden offers a lovely outdoor space to unwind and with open green spaces near by, its perfect for enjoying the fresh air. Location is key, and this property does not disappoint. It is conveniently situated close to local amenities, making daily errands a breeze. Excellent transport links, including nearby bus stops, ensure easy access to the wider Bristol area. Families will appreciate the proximity to schools, making this an ideal choice for those with children. With its spacious layout, convenient parking, and excellent local facilities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely apartment your new home.



Hall

Door to inner hall, sensor light.

Inner Hall

Entry phone system, storage cupboard housing gas meter and fuse board, radiator, two further storage cupboards.

Lounge/Diner

14'7" x 7'1" (4.45m x 2.16m)

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

Kitchen

14'7" x 7'0" (4.45m x 2.13m)

Double glazed window to rear, wall and base units, worktops, one and a half bowl sink and drainer, space for washing machine, space for dishwasher, space for fridge/freezer, gas hob, double oven and cooker hood, wall mounted gas combination boiler, breakfast bar, tiled flooring, tiled splashbacks, serving hatch to lounge/diner, sensor light.

Bedroom One

14'4" x 9'4" (4.37m x 2.84m)

Double glazed window to front, radiator, built-in wardrobe and shelving.

Bedroom Two

12'9" max x 7'1" (3.89m max x 2.16m)

Double glazed window to rear, radiator, built-in wardrobe and shelving.

Bathroom

8'9" x 6'1" (2.67m x 1.85m)

Double glazed window rear, enclosed bath with shower over, shower screen, W.C. vanity wash hand basin, heated towel rail, tiled walls, tiled flooring.

Garage

16'8" x 8'10" (5.08m x 2.69m)

Single garage located in the residents car park. Solar panel for garage generating energy for a light and 12 volt socket. The garage is located in the block to the left, last garage garage on the right when standing in front of the block.

Parking

One allocated parking space, bay 6.

Outside Store

Located to the rear of the building via the communal rear door or via the communal garden. Last store on your left via rear door.

Communal Areas

On site there is a communal bin store, communal gardens and visitors parking bays.

Agent Note

The vendor has advised there are 952 years remaining on the lease. The annual ground rent is £15. The annual service charge is £1,500. The ground rent charge is included in the service charge.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	



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