



ORCHARD VIEW
LONG ASHTON



For those with families, Long Ashton and the surrounding areas have a wide choice of highly rated day nurseries, primary and secondary schools, as well as an excellent selection of private schools. Long Ashton is superbly located for the commuter with convenient access into Bristol via the A370, regular bus links, plus the Festival Way cycle path and the recently opened Metro Bus. The village is also well-placed for motorway access, rail links and Bristol International Airport.

Welcome to Orchard View

Long Ashton lies approximately three miles from the centre of Bristol, and enjoys good community facilities including a small supermarket, post office, baker, farm shop, three pubs and a coffee shop. The beautiful Ashton Court Estate with its deer park and acres of open space for walking, cycling or riding is less than a mile away, plus there is the delightful Ashton Hill Woods on the southwest side of the village.

There are also three highly regarded golf courses and a David Lloyd sports centre in the environs and of course, Clifton Village and North Street with all it has to offer are only a matter of minutes away.



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Property Features

- Two Double Bedrooms
- Modern Open-Plan Living
- Contemporary fitted Kitchens
- Modern Bathroom Suite
- 10-Year Building Warranty
- Built-in Storage
- Allocated Parking
- Lift Access

Welcome to Orchard View

Positioned on the Western edge of Long Ashton village with local amenities and open countryside on the doorstep, these 16 modern apartments split over the ground and first floor offer a rare opportunity for apartment living in this desirable village for first time buyers, downsizers or for an investment purchase.

These modern apartments have been recently converted by a reputable local developer from former office space into a smart residential complex. Each apartment offers spacious accommodation with open-plan living spaces, modern fittings in bathrooms and kitchens and private parking. These beautifully finished apartments will benefit from large windows with some apartments with floor to ceiling windows accentuating the natural light & views. With apartments on the ground floor offering convenience for those needing ground floor level access, and the first floor apartments to the front afford views over the valley.





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Specification

Kitchen & Appliances

- Howdens range handleless cabinets
- Laminated worktops including upstand
- Splash Back behind hob
- 1.5 bowl stainless steel sink
- Integrated Bosch double oven
- Bosch Induction Hob Black Serie 4 59cm
- Stainless Steel Bosh Hood
- Bosch Washer Dryer
- Bosch Dishwasher
- Space for Fridge / Freezer

Floor Coverings

- Kitchen, Bathroom, En-Suite Vinyl from Carpets & Fabrics Direct
- Carpets (Truffle shade) Hallway & Bedrooms from Carpets & Fabric Direct

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Bathrooms

- Shower; VADO Thermostatic bar mixer (Standard wall-mounted head) over bath
- Bath; 1700 x 700 Imperial Carronite Bath with Atlas acrylic front panel
- 800mm curved bath screen
- VADO tapware
- Sanuex Air Close Coupled WC pan and Playa soft close seat
- Sanuex I Line basin
- Wall-mounted towel radiator
- Porcelanosa tiled bathrooms; full-height to bath and splash backs to basins

Heating, Hot Water & Plumbing

- Electric Central heating with off-peak storage and panel heaters
- Joule Direct hot water heater





Internal Joinery

- Front door - Premdor FD30 White door with security eye-viewer and letter plate
- Internal doors - 5 panel hollow core white
- Chrome door furniture
- Skirtings - 125mm Torus MDF
- Architrave - 75mm Torus MDF

Material Information

- Service charge of £525.00 per annum
- Ground rent of £10.00 pa
- 125 year lease
- Ground Rent & Service Charge reviewed annually in October

Specification

Electrical

- Pendant light fittings
- External switches to bathroom lighting
- Designa with Curve white consumer unit with white sockets and switches
- Manrose Extraction fans
- TV Points with Aerial
- AICO 14 Series hard-wired smoke/heat alarms located in Kitchen & Hallway
- Intercom system

Decoration

- Walls - Light Grey paint with matt finish
- Ceilings - White paint matt finish
- Doors, architraves woodwork and skirting - White gloss finish

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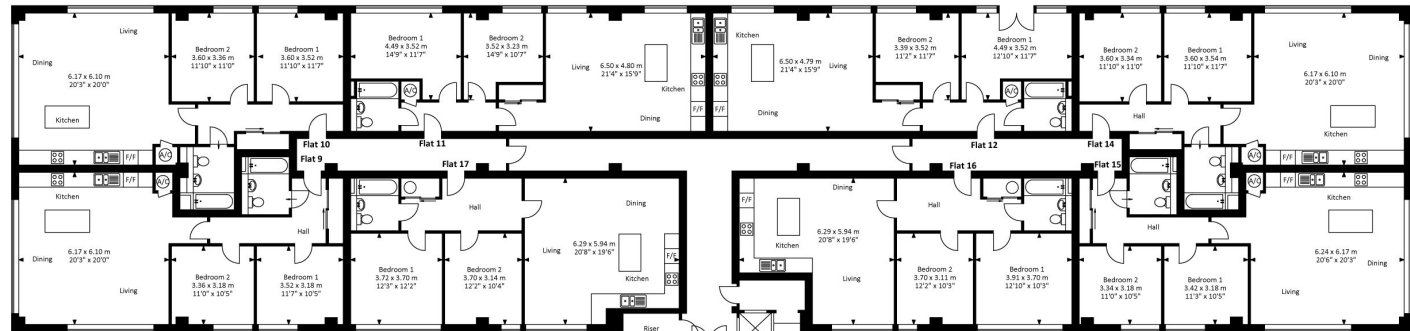



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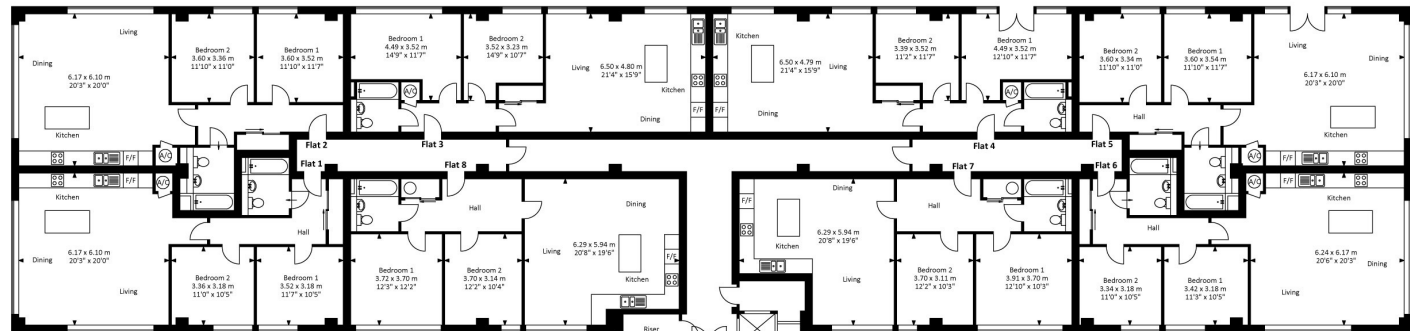


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First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Ground Floor

Plot 1 828 Sqft / 77 sqm

Plot 2 871 Sqft / 81 sqm

Plot 3 745 Sqft / 69 sqm

Plot 4 753 sqft / 70 sqm

Plot 5 874 sqft / 81 sqm

Plot 6 830 sqft / 77 sqm

Plot 7 796 sqft / 74 sqm

Plot 8 832 sqft / 77 sqm

First Floor

Plot 9 828 Sqft / 77 sqm

Plot 10 871 Sqft / 81 sqm

Plot 11 745 Sqft / 69 sqm

Plot 12 753 sqft / 70 sqm

Plot 14 874 sqft / 81 sqm

Plot 15 830 sqft / 77 sqm

Plot 16 796 sqft / 74 sqm

Plot 17 832 sqft / 77 sqm





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The developers reserve the right to change items on the specification from time to time.

For further details, to arrange a viewing or to make a reservation on Orchard View, please contact one of the sales team at the Alexander May office in Long Ashton.

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