



Longreach 321 Bath Road, Bristol, BS31 3TJ

Offers In The Region Of £355,000

Longreach is a superb development of apartments which were converted in 2005-2006 with the work undertaken by a well respected firm of local builders, Messrs Biggs. Longreach is a land mark building set on the outskirts of Salford which was previously owned by Horace Batchelor of Radio Luxembourg fame. It enjoys a very convenient position close to bus stops and a local shop and backing onto fields. Flat 9 is situated on the top floor of the building. Internally the apartment is extremely spacious and well appointed and tastefully decorated throughout. It has the advantage of a fitted kitchen with granite work tops and a full range of quality built in appliances and en-suite facilities to the master bedroom. Externally there are two allocated parking spaces along with visitors parking.

The property is ideal for those seeking a property to lock up and leave or keen to keep maintenance to a minimum or perhaps with impending retirement in mind. Equally it could suit professionals seeking an easily run home with excellent access to Bristol and Bath.

Salford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both the village primary school and Wellsway School at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

Entrance via front door into

Hallway



Access to loft space, double radiator, coving, storage cupboards with hanging rail and shelving, intercom telephone, doors to

Kitchen

10'9" x 8'8" (3.30 x 2.65)



uPVC double glazed window to side aspect enjoying far reaching views towards Kelston, a range of wall and floor units with granite work surfaces over, 1 1/4 bowl stainless steel sink drainer unit with mixer tap over, tiled splashbacks, 4 ring gas hob with extractor hood over, oven and grill beneath, integrated fridge and freezer, full sized Neff dishwasher, integrated washing machine, under unit lighting, double radiator, coving, wall mounted Vaillant gas boiler.

Sitting/Dining Room

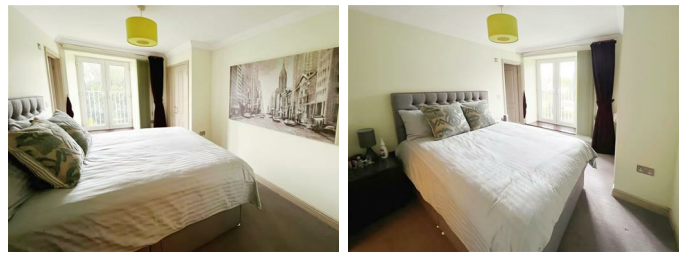
15'4" x 12'9" (4.68 x 3.91)



uPVC double glazed window to side aspect, uPVC double glazed double doors to Juliette balcony, double radiator, wall lights, coving, contemporary electric fire with Quartz surround and mantel over.

Master Bedroom

12'8" x 9'6" (3.87 x 2.92)



uPVC double glazed doors to Juliette balcony to front aspect, coving, double radiator, built in wardrobes with hanging rail and shelving, door to

En Suite Shower Room

5'4" x 5'1" (1.65 x 1.56)

Suite comprising low level w/c, pedestal wash hand basin with chrome mixer tap, step up to fully tiled shower cubicle with sliding glazed doors and mains shower with separate shower attachment over, part tiled, tiled flooring, chrome heated towel rail, light and extractor.

Bedroom Two

11'2" x 10'4" (3.41 x 3.15)



uPVC double glazed windows to rear and front aspects, single radiator, coving, fitted wardrobe with hanging rail and shelving.

Bathroom

8'4" x 5'5" (2.56 x 1.67)



Suite comprising concealed cistern w/c, wash hand basin with mixer tap over and storage beneath, panelled bath with shower attachment over, tiled flooring, part tiled, extractor, light, chrome heated towel rail and wall light.

Outside

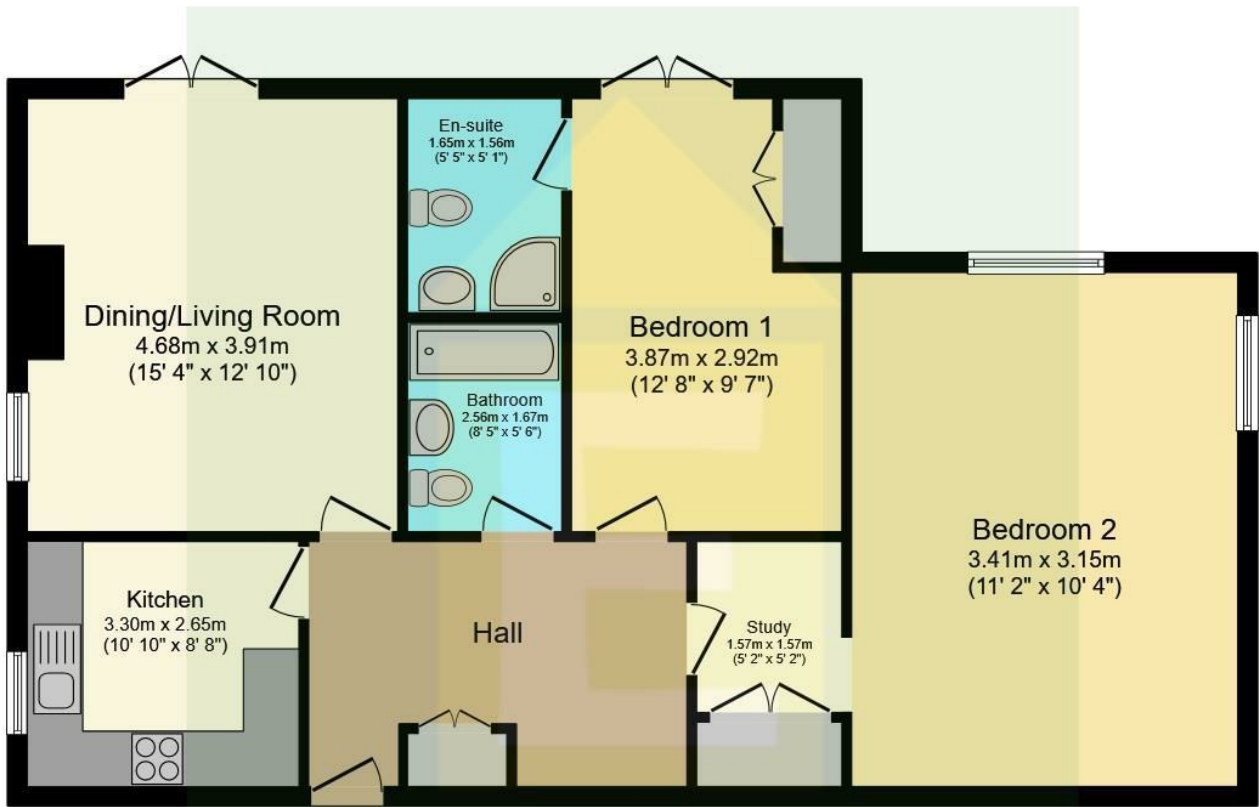


The outside of the property is surrounded by well tended communal mature gardens and grounds. There are 2 parking spaces with the property plus visitor parking.

Directions

Satnav BS31 3TJ

Floor Plan

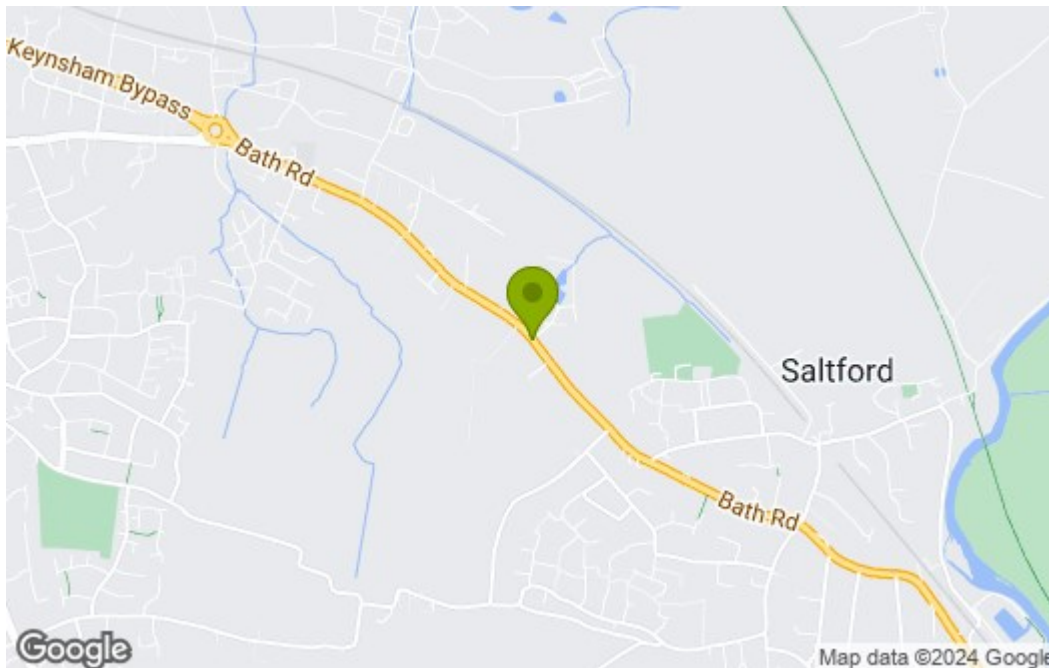


Floor Plan

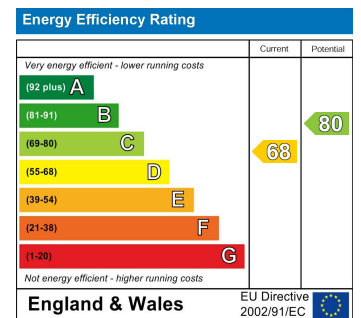
Total floor area 89.0 sq.m. (958 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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