



49 Long Down Avenue, Stoke Gifford, Bristol, BS16 1FT  
£1,450 PCM



Like what you see?

Get in touch to arrange a viewing!

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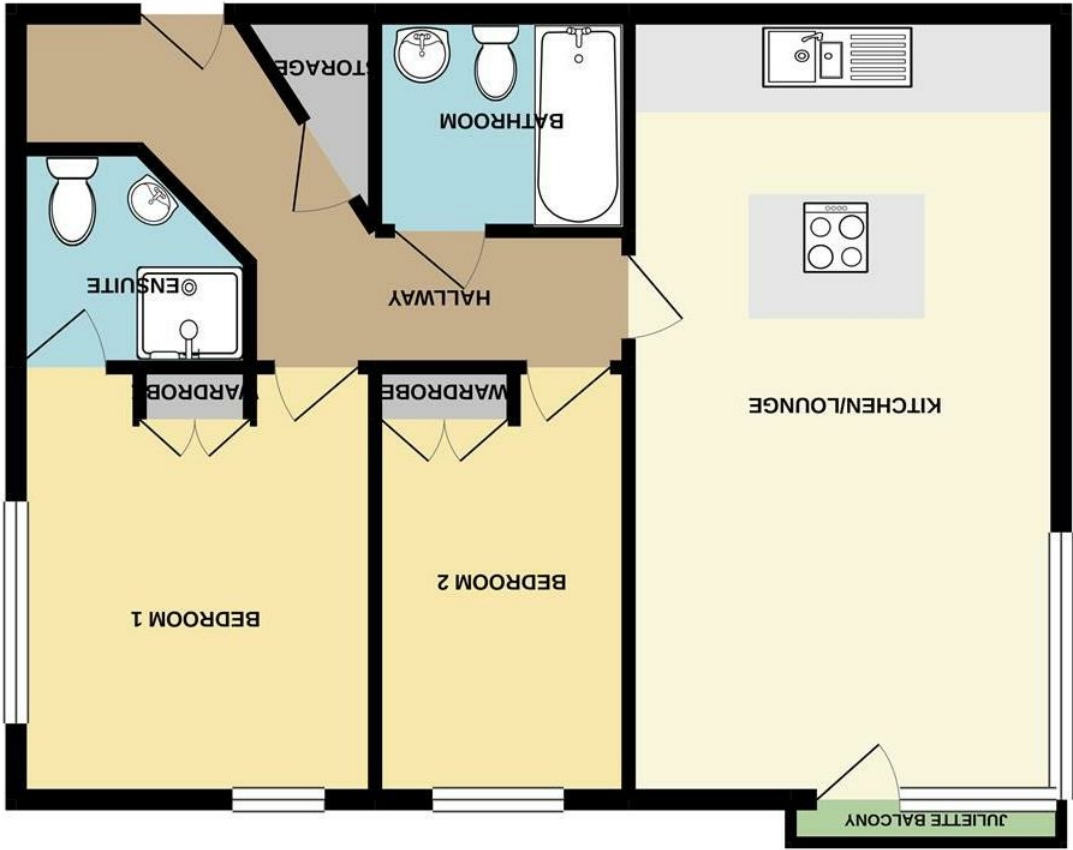
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The Important Bit

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/drain 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.

GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.4 sq.m.) approx.  
Made with Mapbox ©2021



Council Tax Band: B | Property Tenure:

TWO DOUBLE BEDROOM MODERN APARTMENT!! ONE ALLOCATED PARKING SPACE!! OFFERED UNFURNISHED!! ! 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. 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 central island/breakfast bar area, integral white goods & feature full length windows. The main bedroom is a good size double with fitted wardrobes & has an en-suite shower room. There is a further double bedroom with fitted wardrobes and main bathroom with shower over the bath. Further benefits include double glazing, and an allocated parking space. Ideally suited to an couples and sharers!! Not suitable for students or smokers !!

Council Tax Band: B  
Holding Deposit 1 week : £334.62  
Dilapidations Deposit 5 weeks : £1673.08

AWARD WINNING AGENT



Communal Hallway

Hallway

Storage cupboard housing water tank and fuse board.

Kitchen/Lounge

23'01" x 11'11" (7.04m x 3.63m)  
Includes the following integrated appliances; electric oven with induction hob and extractor hood above, washing machine and fridge/freezer.

The sofa in the lounge can remain in the property or landlord can remove.

Bedroom 1

12'03" x 9'11" (3.73m x 3.02m)  
Built in wardrobe.

En-Suite

6'04" x 6'10" (1.93m x 2.08m)  
Walk in shower cubicle, wash hand basin and W.C.

Bedroom 2

12'03" x 7'00" (3.73m x 2.13m)  
Built in wardrobe.

Bathroom

6'04" x 7'00" (1.93m x 2.13m)  
Bath with shower above, wash hand basin and W.C.

Parking

One allocated parking space  
NO. 22



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 85        |
| (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 |           |

