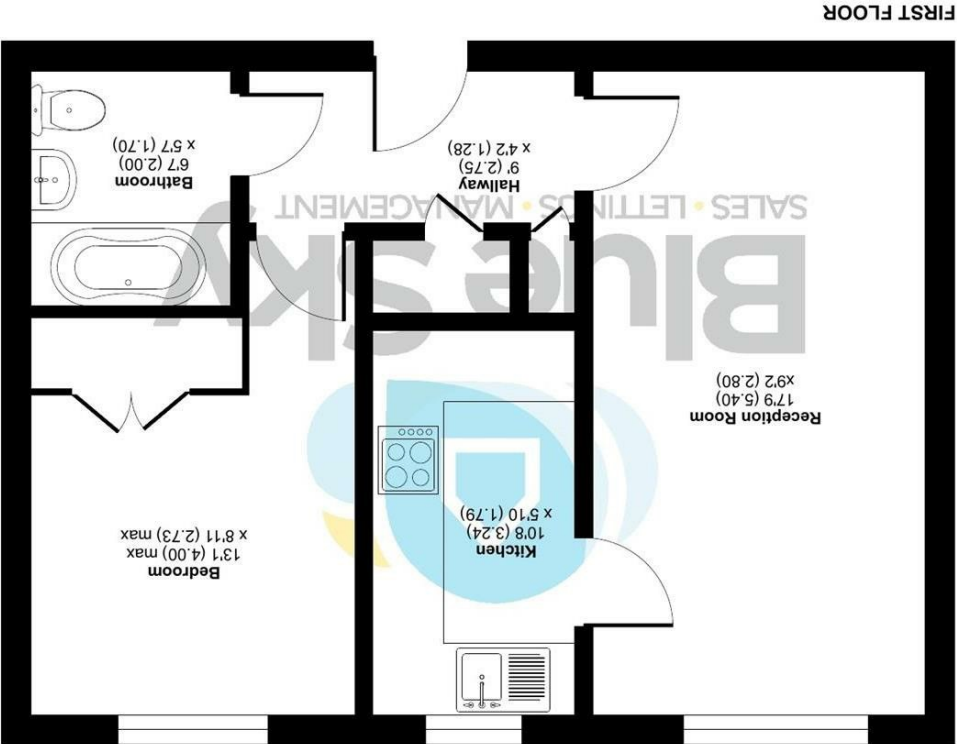




Cloverdale Drive, Longwell Green, Bristol, BS30

Approximate Area = 440 sq ft / 40.8 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1365775

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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Leasehold

**NO CHAIN!! OVER 60'S DEVELOPMENT!!** Blue Sky are delighted to offer for sale this well presented one bedroom first floor apartment located in the ever popular development of Avonlea Court in Longwell Green. The property is ideally located close to local amenities and bus stops and the apartment over looks the communal garden. The development boasts lifts, communal parking, guest room, on site warden and mature communal gardens. There is the added bonus of a communal lounge where residents can enjoy regular activities including bingo and fish and chip nights! The accommodation comprises: entrance hall with storage cupboards, lounge/diner, kitchen, spacious bedroom with fitted wardrobes and bathroom. Further benefits include double glazing and electric heating. Call today to arrange your viewing!!



**Entrance Hall**

9'0" x 4'2" (2.74m x 1.27m)  
Door to hall, fuse board, pull cord, vinyl flooring, care line system, electric heater, sensor light, storage cupboard (with shelves and space for a tumble dryer), entry phone system, additional storage cupboard.

**Lounge/Diner**

17'9" x 9'2" (5.41m x 2.79m)  
Double glazed window to rear with views of the communal gardens, electric heater, pull cord.

**Kitchen**

10'8" x 5'10" (3.25m x 1.78m)  
Double glazed window to rear with views of the communal gardens, fitted kitchen with a range of wall and base units, worktops, splashback, sink/drainer, electric oven and hob, cooker hood, space for fridge/freezer, integrated washing machine, integral dishwasher.

**Bedroom**

13'1" max x 8'11" max (3.99m max x 2.72m max)  
Double glazed window to rear, built in wardrobe, pull cord.

**Bathroom**

6'7" x 5'7" (2.01m x 1.70m)  
Enclosed bath with shower over, shower screen, W.C, wash hand basin with vanity, extractor fan, electric heater, pull cord, UPVC panelling, vinyl flooring.

**Communal Areas**

Residents benefit from a communal carpark, communal gardens, guest room for family and friends to stay, communal lounge and regular activities such as bingo and fish and chips evenings.

**Agent Note**

The vendor has advised the annual ground rent is approx £70 and the yearly service charge is approx £2,562.60. Lease length remaining is approx 61 years.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 80      | 82        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

