

for sale

£300,000



## Orchard View Pear Tree Avenue Long Ashton Bristol BS41 9FR

\*OFF STREET PARKING\* \*FLOORING INCLUDED THROUGHOUT\*  
\*ENERGY-EFFICIENT ELECTRIC HEATING\* \*LIFT ACCESS\*  
\*INTEGRATED APPLIANCES\* \*READY TO MOVE INTO\*



# Orchard View Pear Tree Avenue Long Ashton Bristol BS41 9FR

Apartments of this quality, in such a desirable village location, rarely come to market. Early viewing is highly recommended.

## Specification Detail

### Kitchen:

- Howdens handle-less units
- Laminated worktops and upstands
- Integrated double oven, induction hob, extractor, washer-dryer, dishwasher

- 1.5 bowl stainless steel sink
- Space for fridge-freezer
- Splashback behind hob

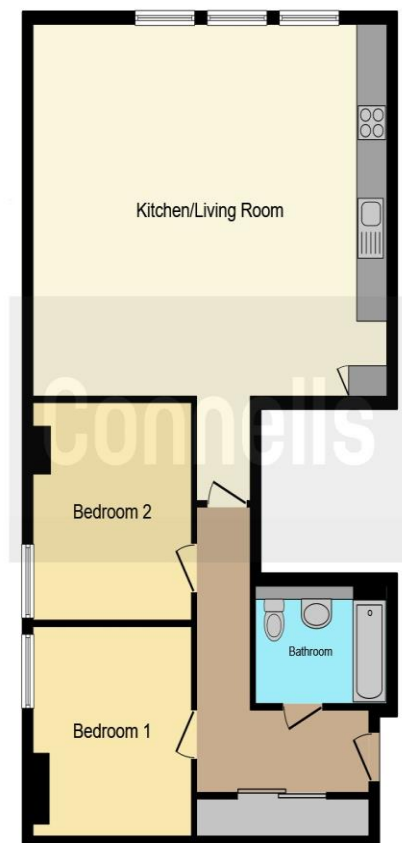
### Bathroom:

- VADO thermostatic bar mixer, wall-mounted shower over bath
- Curved bath screen and VADO tapware
- WC with soft-close seat
- Hand basin and wall-mounted towel radiator
- Full-height Porcelanosa tiling and splashbacks

### Heating & Electrics:







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 966 4278**  
**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
 BRISTOL BS3 1JN

Property Ref: BMR311774 - 0005

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 1200.00

Ground Rent: 10.00

**view this property online [connells.co.uk/Property/BMR311774](http://connells.co.uk/Property/BMR311774)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)