



Barker Court, Long Ashton, North Somerset

Long Ashton - £325,000





An unusually generous two - three bedroom ground-floor apartment, offering bright, well-proportioned accommodation together with a private parking space enjoying an excellent position within easy reach of Long Ashton's many amenities and offering excellent access to Bristol.

The apartment has a particularly flexible layout, with as presently arranged two excellent bedrooms, an en-suite shower room and separate bathroom, while the third bedroom is equally well suited as a dining room, study or occasional guest room. A modern fitted kitchen and a superb living room complete the spacious layout that should appeal equally to owner-occupiers, downsizers and investment buyers.

The Accommodation

The front door opens into a generous central entrance hall, immediately giving a sense of the excellent proportions found throughout the apartment. The accommodation is arranged very conveniently around the hall, with the principal rooms all readily accessible and, being entirely on the ground floor, no stairs to negotiate within the property.

The living room is particularly appealing: a bright and comfortable reception room with a superb almost wall to wall full drop feature window allowing an outlook to the front creating a pleasing open and relaxed character.

The separate kitchen is fitted with a good range of contemporary wall and floor cupboards and roll edge work surfaces. There is a built-in oven and hob and plenty of complemented by space for further appliances including an upright fridge freezer.

One of the great strengths of the apartment is its versatility. Bedroom Three can just as readily serve as a separate dining room, dedicated home office or occasional guest room. For those requiring three bedrooms, however, it works equally well as a comfortable bedroom, allowing the accommodation to adapt readily to changing needs.

Bedroom One is another generously proportioned room, providing plenty of space for a double bed together with wardrobes and additional bedroom furniture while there is the advantage an en-suite shower room with a shower, wash basin and WC. Bedroom Two is also a very good double room enjoying an outlook to the



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Outside & Parking

To the rear of the development is a double parking space, an increasingly valuable advantage in such a convenient village setting.

The Location

Long Ashton offers a particularly attractive balance between village life, open countryside and exceptional convenience for Bristol. Surrounded by rolling North Somerset countryside, the village lies only around four miles south-west of Bristol city centre and provides an excellent range of everyday amenities including shops, a supermarket, post office, library, bakery and a good selection of places to eat and drink.

For anyone who enjoys the outdoors, the magnificent Ashton Court Estate is close at hand, with its deer park, extensive parkland and acres of open space providing wonderful opportunities for walking, cycling and recreation. The surrounding area also offers several golf courses and a broad choice of sporting and leisure facilities.

Bristol is readily accessible, while Clifton Village, with its independent shops, cafés, restaurants and distinctive Georgian surroundings, is only a short distance away. Families are also particularly well catered for, with a good choice of highly regarded primary, secondary and independent schools in Long Ashton and the surrounding area.

Altogether, this is a bright, spacious and unusually adaptable ground-floor apartment, combining generous accommodation, two bath/shower rooms, allocated parking and a highly convenient village setting within easy reach of Bristol.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. High speed Broadband services are available. Council Tax Band B

Management Charges:

We understand that the management charges for the current year including buildings insurance, ground rent and maintenance of communal areas amount to £120 per calendar month.

Tenure:

Balance of 150 year Leasehold commencing 2005.

Energy Performance:

The energy performance of the apartment was assessed at band C (78) – very efficient. The average national which includes all eco design houses is D (60).

Construction

We understand that the property is traditionally constructed.

Viewing

By appointment with Hensons.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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	

