



**Long Down Avenue, Cheswick Village Bristol BS16 1FT**

**welcome to**

## **Long Down Avenue, Cheswick Village Bristol**

Stylishly refurbished and offered with no onward chain, this impressive two-bedroom apartment combines bright open-plan living, quality finishes and excellent amenities, all within a highly connected and sought-after setting by major employers and transport links. Great site location/views.

### **Long Down Avenue Location**

Set within a highly desirable and exceptionally convenient location, the development is ideally positioned for access to a range of major employers, with the MoD headquarters at Abbey Wood just moments away.

Bristol Parkway, Filton and Abbey Wood Station, the M4 and M5 motorway networks are all highly accessible. MetroBus services and several retail parks are all within simple reach.

Beyond the excellent on-site amenities, residents enjoy nearby parkland, countryside walks and a wealth of everyday conveniences.

Renowned for its low-density design, generous green spaces and attractive woodland backdrop, the development offers an enviable balance of connectivity and lifestyle appeal.

### **Entrance And Communal Areas**

Smart communal areas. Multiple windows and lovely light. Access from the rear aspect.

### **Privat Entrance - First Floor**

A modern door leads inward to the smart and spacious hallway. The hall complete with further storage instantly accentuates the feeling of size and space as found throughout.

### **Hallway Plus Storage**

The hall complete with further storage instantly accentuates the feeling of size and space as found throughout. Stylish yet neutral newly fitted carpet continues onward and the space leads to all further areas. Complete with overhead lighting, coat rail and access to the fuse box.

### **Living Room / Kitchen**

The sizable main living space easily accommodates a 'lounging area' plus full kitchen with breakfast bar/island. Multiple window offer gorgeous light and the location of the property with open greenspace ahead is considered highly desirable.

The kitchen offers high spec integrated appliance to include a worktop induction hob within the island and feature extractor above plus oven and fridge plus freezer. There is also space for a full sized washing machine within the base units.

\*The whole setup and configuration is highly sociable which being spacious and functional.

### **Bedroom 1**

Well proportioned main bedroom which is again light and bright with a good sized window to the rear aspect. Complete with built-in storage and finished to the very same high standard as elsewhere. Complete with fitted carpet, ceiling air vent and pendant light.

### **Ensuite**

Stylish and very well presented ensuite to include well proportioned shower cubicle, integrated WC, shaver point and basin. The modern low maintenance flooring and rear aspect window complete the space perfectly.

### **Bedroom 2**

Here we find another well proportioned space which is typically light and bright as elsewhere. Finished to the same high standard.

### **Bathroom**

Again.....well presented! The 'three piece' modern

bathroom includes a shower over the bath alongside the integrated WC and basin. Smart, stylish and well proportioned.

### **Parking**

Allocated parking for one car.

### **Agents Notes**

We have been advised by the vendor that the lease length is 125 with 107 remaining. The ground rent is 250 p/a and the annual service charge is £1472.80 p/a.

THE PROPERTY IS OFFERED WITH VACANT OCCUPANCY AND NO CHAIN.



**welcome to**

**Long Down Avenue,  
Cheswick Village Bristol**

- Stylish apartment presented to a high standard - NO CHAIN
- Refurbished two-bedroom/two bathroom property located on the first floor
- Spacious open-plan living area / Elevated position / Desirable site location with open views ahead
- Contemporary kitchen with island/breakfast bar
- Principal bedroom with stylish en-suite shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1472.18

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£205,000**



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Property Ref:  
STG110336 - 0004

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