



**The Square Long Down Avenue, Bristol BS16 1GZ**

**welcome to**

## **The Square Long Down Avenue, Bristol**

This superb two bedroom, two bathroom flat within this desirable development benefits from one of the oversized walk-out raised terraces, allocated parking and superb views. This property is attractive and functional throughout and is the perfect blend of style and modernity alongside homeliness.

### **The Square, Long Down Avenue Entrance**

Smart communal entrance and corresponding communal areas. Here leads away from the attractive Cheswick Village 'square' to the front aspect offering access to the Boston Tean Party, gym and shops.

### **Private Entrance**

Modern door leading inwards.

### **Hallway**

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )

The spacious hallway and linking spaces instantly accentuate the feeling of size and space as found throughout. Video entry system located here and noteworthy additional storage. Here leads to all areas.

### **Living Room**

14' 8" max x 10' 10" max ( 4.47m max x 3.30m max )

Superb living room with open kitchen adjacent. This highly sociable space offers direct access to the terrace, lovely natural light and views to boot. Plenty of space for lounging furniture, decorative items and a dining table.

### **Kitchen**

10' 10" max x 6' 7" max ( 3.30m max x 2.01m max )

The well equipped kitchen includes expected integrated appliances and is presented to a stylish and functional standard. The position being mainly open and directly linked to the living space allows for sociable and user friendly living standards. The kitchen space also benefits from the associated light and views via the terrace.

### **Bedroom One**

14' 9" max x 8' 10" max ( 4.50m max x 2.69m max )

Well proportioned double bedroom which is also light and bright as is a satisfyingly common theme throughout. Complete with double built-in wardrobes and ensuite shower room.

### **Ensuite**

7' 6" max x 6' 7" max ( 2.29m max x 2.01m max )

Spacious ensuite finished to a high standard, The space includes an oversized walk-in shower, WC and basin plus heated chrome towel rail.

### **Bedroom Two**

11' 1" max x 8' 8" max ( 3.38m max x 2.64m max )

The second bedroom also offers impressive proportions and shares the same great views and light as bedroom 1.

### **Bathroom**

6' 7" max x 4' 3" max ( 2.01m max x 1.30m max )

Well proportioned again! Complete three-piece bathroom finished to a high standard. Includes a 'floating' basin, integrated WC and shower over bath with glass screen.

### **Terrace**

30' 7" max x 8' 6" max ( 9.32m max x 2.59m max )

The oversized raised terrace is such a huge asset! The space measuring circa 30ft grants very long views and is the perfect place to enjoy the outside world. Direct access granted from the living room.

### **Parking**

Allocated parking to the rear of the property.

### **Agents Notes**

Being sold with no chain. The property will be available from the 1st of June and the vendor will conduct basic cosmetic improvements before handover.

We have been advised that the service charge is £1200 p/a and ground rent is £600 p/a. The lease of 126 (less 10 days) is from the 1st of Jan 2015.

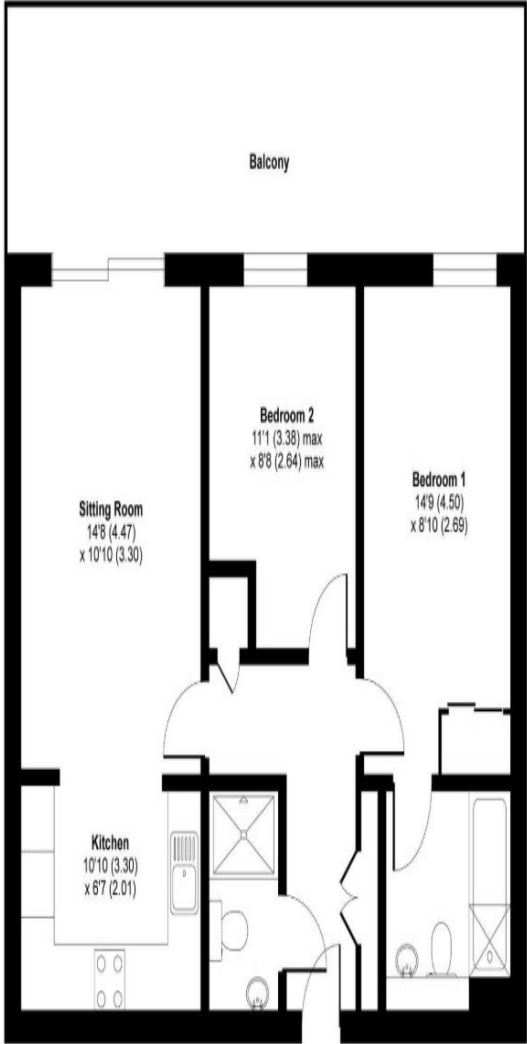
We recommend that all legal and financial information is checked independently.



The Square, Long Down Avenue, Bristol, BS16

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Ben's Property Services Ltd. REF: 736004



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## **The Square Long Down Avenue, Bristol**

- Stylish Two Bedroom / Two Bathroom Modern Apartment
- Oversized Balcony/Terrace Measuring Circa 30ft
- Spacious Rooms Throughout and Well Proportioned Linking Areas
- Linked/Open Plan Kitchen-Diner
- Allocated Private Parking and Attractive Communal Areas

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



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Property Ref:  
STG109950 - 0002

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