



FLAT 5, LONGREACH
321 BATH ROAD
SALTFORD
BS31 3TJ
£350,000

G
GREGORYS
ESTATE AGENTS
FOR SALE
0117 986 6644
#WE DO PROPERTY
5

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS SPACIOUS TWO BEDROOM APARTMENT, SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT.

Positioned to the fringes of the sought-after village of Saltford, the attractive 'Longreach' has been a local landmark, serving multiple uses during its lifetime. However, following the conversion of the building by Messrs back in 2005, the building now houses 10 luxury apartments, benefitting from picturesque communal grounds.

Apartment 5 can be found to the first floor of the building, and benefits from a well-balanced arrangement, offering comfortable room proportions throughout. The apartment welcomes with a sizeable entrance hall, leading to a bright & spacious lounge benefiting from a Juliette balcony to the front aspect. The kitchen offers ample storage, whilst also benefiting from a selection of premium integrated appliances & Granite work surfaces. To the rear of the apartment, two bedrooms can be found, one of which benefiting from an ensuite shower room, whilst the other enjoys a comfortable dressing area. Completing the well-presented accommodation is a neutral three piece bathroom.

Externally, the mature communal grounds enjoy a westerly facing aspect, mainly laid to lawn with a selection of established hedgerows & trees. The apartment offers two allocated parking spaces in the residents carpark, whilst several visitor spaces are available on a first come, first serve basis.

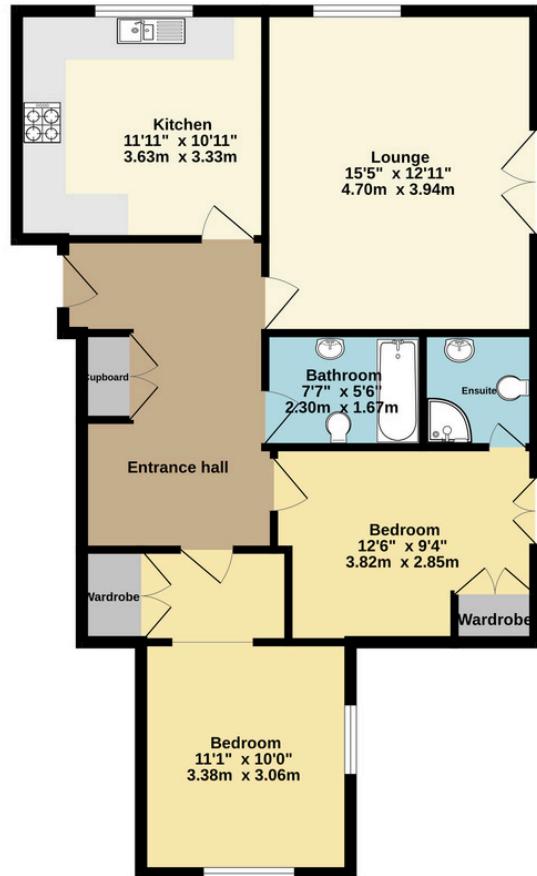
Longreach enjoys a convenient position, next door to the highly-regarded local farm shop, whilst also being within walking distance of Saltford Village's amenities. The property finds itself on regular bus routes to the neighbouring cities of Bath & Bristol, as well as the town of Keynsham, which offers convenient rail links.

A fine offering which is sure to impress.





Ground Floor
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt is made to ensure the accuracy of the floor plan, these measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Energy performance certificate (EPC)

Flat 5
Longreach
321 Bath Road
BRISTOL
BS31 3TJ

Energy rating
C

Valid until: 5 February 2035

Certificate number: 3335-2522-6400-0206-6202

Property type

Mid-floor flat

Total floor area

78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

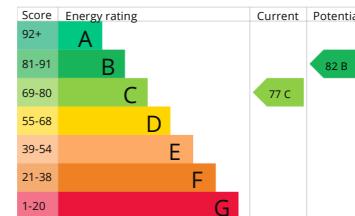
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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