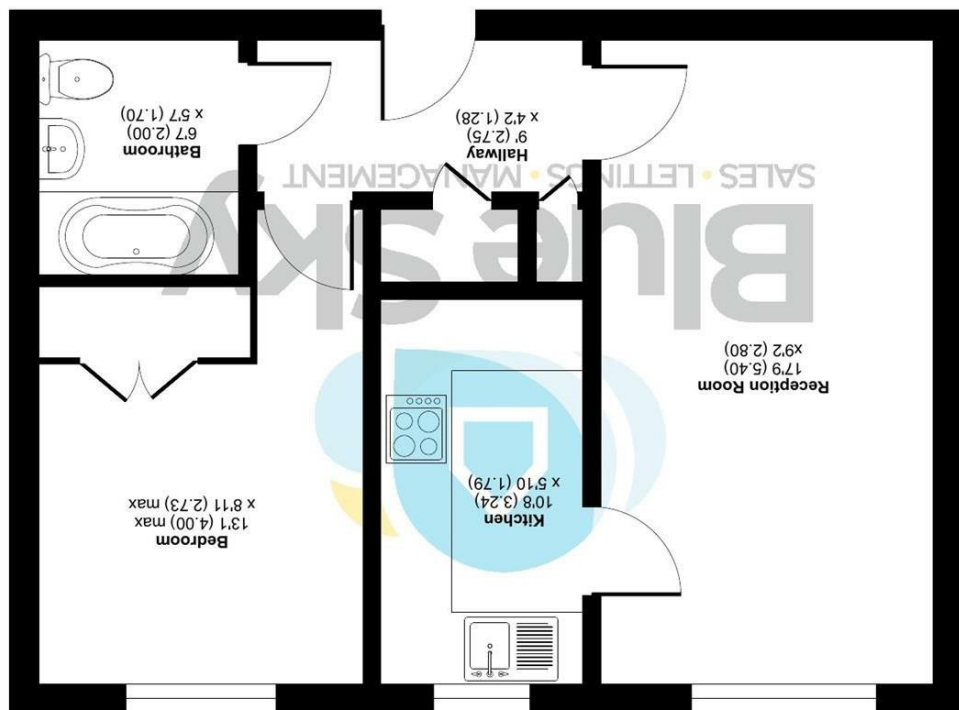


We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide only and are not to scale. Items shown in the photographs are included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, so asked for a warranty for the service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks prior to the exchange of contracts. Please also be aware that if services have been disconnected or off/drainage/stop work, you may need to arrange for a formal offer, expenses in this regard or make a formal offer, if you wish to down, reconnection charges may apply. If you wish to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1365775

FIRST FLOOR



Approximate Area = 440 sq ft / 40.8 sq m
For identification only - Not to scale

Cloverdale Drive, Longwell Green, Bristol, BS30



29 Avonlea Court Cloverdale Drive, Longwell Green, Bristol, BS30 9UT

Offers In Excess Of £130,000



Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN!! OVER 60'S DEVELOPMENT!! Blue Sky are delighted to offer for sale this well presented one bedroom first floor apartment located in the ever popular development of Avonlea Court in Longwell Green. The property is ideally located close to local amenities and bus stops and the apartment over looks the communal garden. The development boasts lifts, communal parking, guest room, on site warden and mature communal gardens. There is the added bonus of a communal lounge where residents can enjoy regular activities including bingo and fish and chip nights! The accommodation comprises: entrance hall with storage cupboards, lounge/diner, kitchen, spacious bedroom with fitted wardrobes and bathroom. Further benefits include double glazing and electric heating. Call today to arrange your viewing!!



Entrance Hall

9'0" x 4'2" (2.74m x 1.27m)
Door to hall, fuse board, pull cord, vinyl flooring, care line system, electric heater, sensor light, storage cupboard (with shelves and space for a tumble dryer), entry phone system, additional storage cupboard.

Lounge/Diner

17'9" x 9'2" (5.41m x 2.79m)
Double glazed window to rear with views of the communal gardens, electric heater, pull cord.

Kitchen

10'8" x 5'10" (3.25m x 1.78m)
Double glazed window to rear with views of the communal gardens, fitted kitchen with a range of wall and base units, worktops, splashback, sink/drainer, electric oven and hob, cooker hood, space for fridge/freezer, integrated washing machine, integral dishwasher.

Bedroom

13'1" max x 8'11" max (3.99m max x 2.72m max)
Double glazed window to rear, built in wardrobe, pull cord.

Bathroom

6'7" x 5'7" (2.01m x 1.70m)
Enclosed bath with shower over, shower screen, W.C, wash hand basin with vanity, extractor fan, electric heater, pull cord, UPVC panelling, vinyl flooring.

Communal Areas

Residents benefit from a communal carpark, communal gardens, guest room for family and friends to stay, communal lounge and regular activities such as bingo and fish and chips evenings.

Agent Note

The vendor has advised the annual ground rent is approx £70 and the yearly service charge is approx £2,562.60. Lease length remaining is approx 61 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82
England & Wales		
EU Directive 2002/91/EC		

