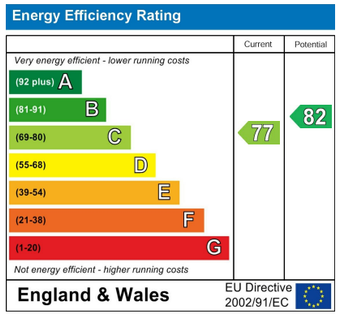
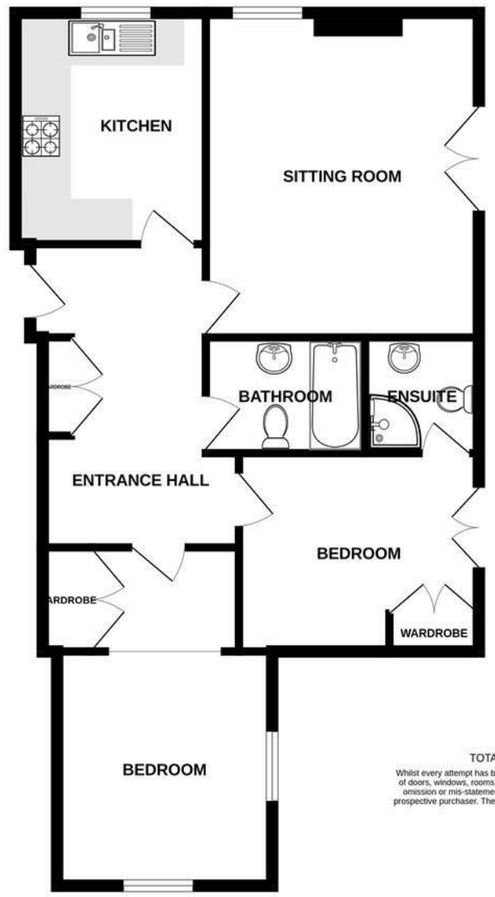




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489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Apartment 5 Longreach, Bath Road, Saltford, Bristol, BS31 3TJ



£300,000

A wonderful first floor apartment within a sought after development situated on the outskirts of Saltford with lovely views

▪ Luxury first floor apartment ▪ Beautiful communal garden ▪ Main bedroom with an en-suite ▪ Two allocated parking spaces and visitor spaces ▪ Luxury fitted kitchen with granite work surfaces ▪ No onwards sale chain ▪ Well positioned between Bristol and Bath

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RICS

Apartment 5 Longreach, Bath Road, Saltford, Bristol, BS31 3TJ

Longreach is a superb development of apartments which were converted in 2005-2006 with the work undertaken by a well respected firm of local builders, Messrs Biggs. Longreach is a land mark building set on the outskirts of Saltford which was previously owned by Horace Batchelor of Radio Luxembourg fame. It enjoys a very convenient position close to bus stops, Flourish farm shop, café and backs onto fields.

Apartment 5 is situated on the first floor. Internally the apartment is extremely spacious, well appointed and tastefully decorated throughout. It has the advantage of a luxury fitted kitchen with granite work tops and a full range of quality built in appliances. The master bedroom benefits from en-suite facilities and there is a second double bedroom with dual aspect windows. There is also a separate well specified bathroom. Externally there are two allocated parking spaces, a bike store and is settled within beautiful grounds. There is also good access to the Bus network with regular buses.

The property is ideal for those seeking a property to lock up and leave or keen to keep maintenance to a minimum or perhaps with impending retirement in mind. Equally it could suit professionals seeking an easily run home with excellent access to Bristol and Bath. The property is located on the first floor and benefits from use of the beautiful communal gardens.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both the village primary school and Wellsway School at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY
Entry phone system. Coved ceiling. Radiator. Phone point. Wall lights. Double storage cupboard / coats cupboard.

SITTING ROOM 4.70 x 3.94 (15'5" x 12'11")
Double glazed window and double glazed French doors leading to a Juliet balcony. Wall lights. Radiator. Television and satellite point.

KITCHEN 3.35 x 2.69 (10'11" x 8'9")
Double glazed window. Coved ceiling. Wall mounted boiler. A range of wall and base units comprising cupboards and drawers with tiled splash backs and granite work surfaces, stainless steel one and half sink and drainer with a mixer tap. Built in washing machine, fridge freezer and dishwasher. Inset gas hob, Neff built in oven. stainless steel cooker hood. Vinyl floors. Radiator.

BEDROOM 1 3.93 x2.88 max (12'10" x9'5" max)
Double glazed French doors lead to a Juliet balcony. Coved ceiling. Radiator. Television and satellite point. Built in wardrobe.

ENSUITE 1.65 x 1.63 (5'4" x 5'4")
Corner shower with curved glass sliding doors and thermostatic controlled shower. Pedestal basin basin. Toilet. Part tiled walls. Extractor fan. Heated towel rail. tile floor and part tiled walls.

BEDROOM 2 3.37 x 3.12 (11'0" x 10'2")
Dual aspect double glazed windows. Coved ceiling. Radiator. Television and satellite point. Phone point. Entry lobby with built in wardrobe.(2.22 include wardrobe x 1.41)

BATHROOM 2.19 1.70 (7'2" 5'6")
Bath with mixer tap and a hand shower. Toilet. Pedestal basin.. Part tiled walls. Extractor fan. Heated towel rail. Tiled floor and part tiled walls.

PARKING
There are two allocated parking spaces next to each other. Visitor spaces are also available. There is a bike store for residents.

GARDENS
There are communal gardens that offer a superb space to enjoy. The area is laid mainly to lawn, with flower beds and shrubs, an attractive willow tree sits centrally on the lawn. There are also seating areas on the footpaths.

TENURE
Share of freehold 999 years from 1st December 2005

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk. The present Council Tax Band for the property is D. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment

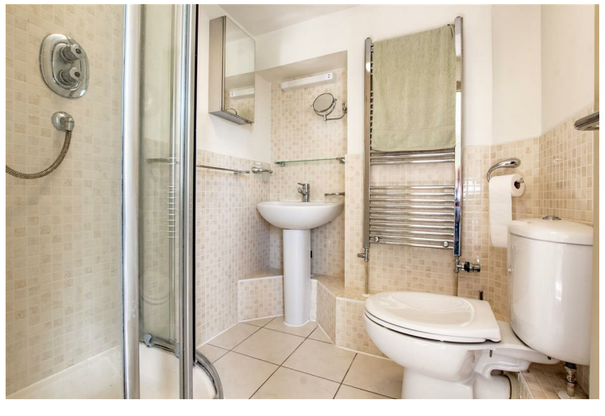
ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset
Service Charge £1800 per year
Services. All amins services connected
Mobile phone EE O2 Three Vodafone all good outdoor signal
Broadband Ultrafast 1000 mps Source Ofcom



















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