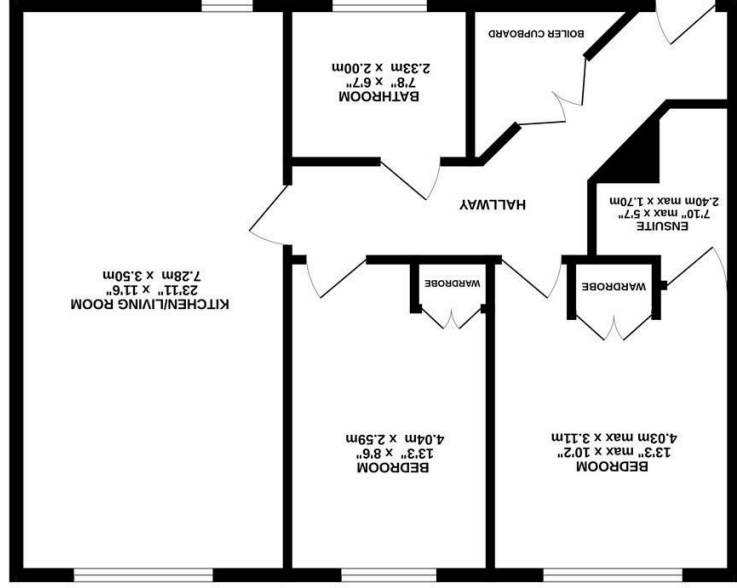


## FLOOR PLAN



FIRST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.

Measure every room has been taken to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. Made with Measure 2026



WWW.MCOLEMAN.CO.UK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

## AREA MAP

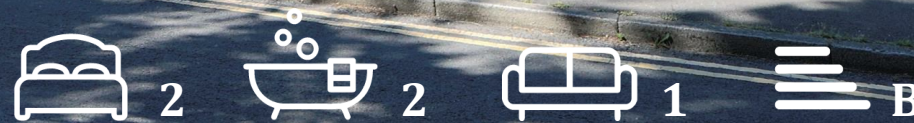


Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		(1-20) G	
		(21-38) F	
		(39-54) E	
		(55-68) D	
		(69-80) C	
		(81-91) B	
		(92 plus) A	
		Very energy efficient - lower running costs	
Potential	Current	84	84



LONG DOWN AVENUE  
CHESWICK VILLAGE, BRISTOL, BS16 1GE

**£250,000**





## FIRST FLOOR

**Communal Hall**

**Entrance Hall**

**Kitchen Living Room**

23'11" x 11'6"

**Bedroom**

13'3 max x 10'2

**Ensuite Shower Room**

7'10 max x 5'7

**Bedroom**

13'3 x 8'6

**Bathroom**

7'8 x 6'7

**External**

**Allocated Parking**



Beautifully presented and offered for sale with NO ONWARD CHAIN, this purpose-built two bedroom first floor apartment provides bright, well-proportioned accommodation in a highly convenient location.

The property is entered via a welcoming entrance hall, complete with a useful built-in storage cupboard and doors leading to all principal rooms.

Undoubtedly the focal point of the home is the impressive open plan lounge/kitchen.

Enjoying a dual aspect with windows to both the front and rear elevations, the living space is filled with natural light. The contemporary kitchen is thoughtfully designed with a range of wall and base units, complementary work surfaces and a practical breakfast bar, creating an ideal space for both everyday living and entertaining. Integrated appliances include an under-counter fridge, freezer, oven, electric hob with extractor, dishwasher and washing machine.

Both bedrooms are comfortable double rooms, each benefiting from fitted wardrobes. The principal bedroom further enjoys the convenience of an en-suite shower room fitted with modern white sanitary ware.

The family bathroom is equally well-appointed, featuring a white three-piece suite with a mains-fed shower over the bath and an obscured double glazed window providing natural light.

The property has been recently refreshed with new carpets and redecoration throughout, allowing a buyer to move straight in with ease.

Externally, the apartment benefits from an allocated parking space and bike rack located to the rear of the building, accessed via East Fields Road.

The location is particularly convenient offering excellent access to the University of the West of England, the Ministry of Defence and Avon Ring Road providing onward links to the M32, M4 and M5. Both Bristol Parkway and Filton Abbey Wood railway stations are within easy reach, both providing direct services to Bristol Temple Meads. Abbey Wood Retail Park and a wide range of local amenities are also close by.

