



Flat 8 Avonlea Court, Cloverdale Drive,  
Bristol, South Gloucestershire, BS30 9UT

£130,000

Situated on the ground floor of this popular retirement complex is this one bedroom retirement apartment. The property benefits from light and bright accommodation to include a spacious hallway, a generous lounge, a shower room, a generous bedroom and a kitchen. This sought after complex (available for the over 60's) affords a very convenient location surrounded by beautiful communal gardens. There is also a resident manager, communal lounge and a communal patio area with table and chairs for days in the sun. Afternoon tea, fish and chip evenings, birthday parties, days out, bingo along with a host of other communal activities are also arranged. There is parking for those residents with cars to the front of the property and further benefits include a secure entry phone/code system as well as an emergency pull cords located in all rooms. Well placed in the heart of Longwell Green this property is closely situated to all local amenities and ideal for anyone looking for a safe and independent environment. Early viewing is advised.

### Communal Entrance

Communal entrance with secure entry system.

### Entrance to apartment

Door leading to the entrance hallway.

### Entrance Hallway

Two storage cupboards one housing hot water tank, emergency pull cord and intercom, wall mounted heater, doors to the bedrooms, shower room and lounge.

### Lounge

17' 7" x 9' 6" (5.36m x 2.89m)

uPVC double glazed window overlooking the communal gardens, two wall mounted heater, feature fireplace with electric insert fire, emergency pull cord, sliding door leading to ...

### Kitchen

11' 8" x 5' 8" (3.55m x 1.73m)

uPVC double glazed window to the side, range of wood wall and base units, resin sink unit with mixer, rolled edge surfaces and tiled splashback, built in electric oven and hob, space for fridge freezer and washing machine, vinyl flooring.

### Bedroom

11' 2" x 11' 10" (3.41m x 3.61m)

uPVC double glazed window overlooking garden, built in wardrobe and drawers, electric panel wall heater, emergency pull cord.

### Shower Room

6' 10" x 6' 2" (2.08m x 1.88m)

Shower cubicle with electric shower and glass screen. White WC and wash hand basin built into a combination unit, ladder effect electric radiator, tiled floor, fully tiled walls.

### Management Fees

Management fee £209 per month ( This covers buildings insurance, heating/lighting of communal areas, window cleaning, garden maintenance Ground Rent £70 per annum

### Communal Facilities

This sought after retirement development sits in well maintained surroundings with communal gardens, residents parking, lift to upper floors, guest suite for relatives wishing to stay (small charge), a live-in manager and residents lounge where a range of activities such as Bingo, Fish 'n'





Chip lunches and birthday's and Christmas parties arranged.

**Tenure**

Leasehold 99 years from 1987 - approximately 64 years remaining

**Local Authority**

South Gloucestershire

**Council Tax**

Band B



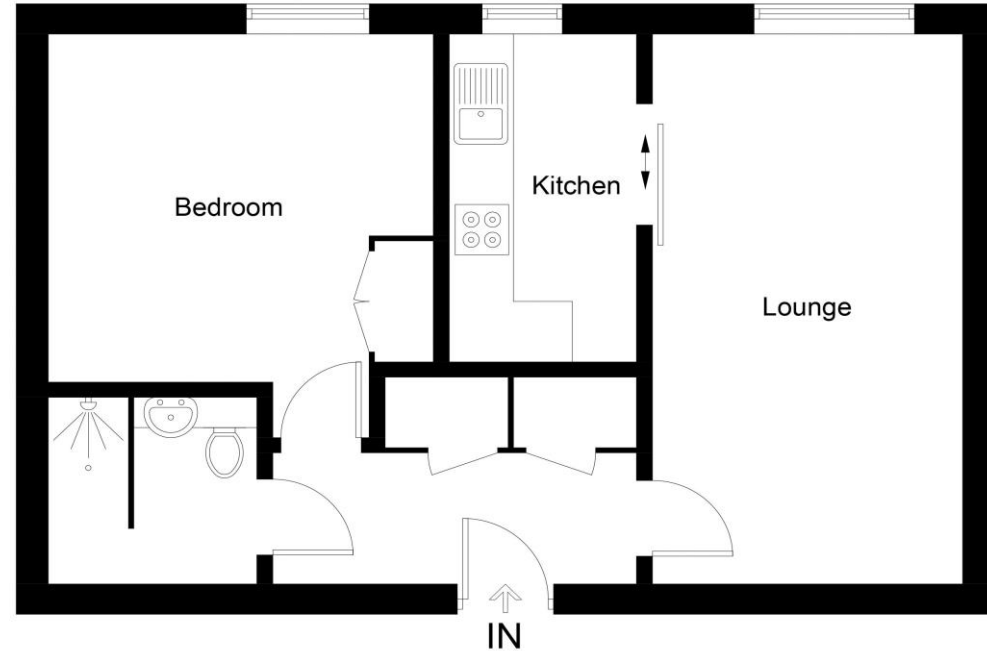
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

## 8 Avonlea Court

Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



For illustrative purposes only. Not to scale. ID1146919  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol