



Connells

Avonlea Court Cloverdale Drive
Longwell Green Bristol



Property Description

Located in the popular Avonlea Court retirement development, this well-presented first-floor apartment offers a comfortable and secure lifestyle for those aged 60 and over. The property features a spacious lounge/diner, a modern fitted kitchen, a double bedroom with built-in wardrobes, and a well-appointed bathroom. Designed with peace of mind in mind, the apartment includes emergency pull cords and an intercom entry system. Residents benefit from excellent on-site amenities, including a welcoming communal lounge, beautifully maintained gardens, laundry facilities, a guest suite for visitors, lift access, and the reassurance of an on-site manager and 24-hour emergency Careline service. Conveniently situated close to local shops and transport links, Avonlea Court provides the perfect blend of independence and community living.

Entrance Hall

Door to the communal hallway, cupboard housing the hot water tank, storage cupboard, storage heater, intercom phone, emergency pull cord

Lounge/ Dining Room

17' 7" x 9' 4" (5.36m x 2.84m)

Double glazed window to the front, storage heater, emergency pull cord

Kitchen

7' 3" x 7' 2" (2.21m x 2.18m)

Double glazed window to the side, a range of modern style fitted wall and base units, rolled edge worktops, tiled splashbacks, under the counter electric cooker, built in electric hob with cookerhood, stainless steel sink unit, integrated fridge, integrated freezer,

Bedroom

11' 2" max x 10' 3" max (3.40m max x 3.12m max)

Double glazed window to the rear, a range of fitted wardrobes, bedside cabinets and draw units, electric panel heater, emergency pull cord

Bathroom

A three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, electric towel radiator, tiled splashbacks, emergency pull cord

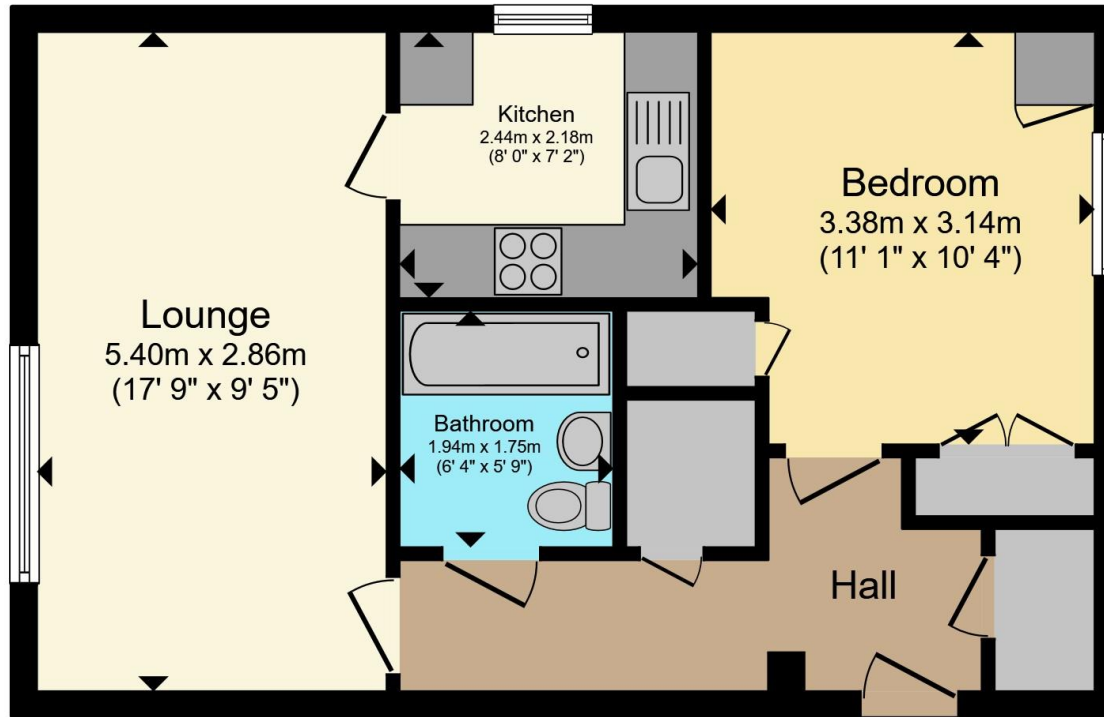
Agents Note

This property is likely to be subject to service charge. Details to be confirmed.









Total floor area 46.7 m² (502 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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131 Bath Road Longwell Green
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 2827.54

Ground Rent:
 70.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BLG104349

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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