



48 Avondale Court, Long Beach Road,
Longwell Green, Bristol, BS30 9FB

£180,000

Anne James Estate Agents are delighted to offer to the market this super two-bedroom retirement apartment. This well presented first floor property is located in Avondale Court situated just off Longbeach Road, a popular Longwell Green location, near to all local amenities and bus routes. Avondale Court is offered to over 60's only. Briefly the accommodation comprising entrance hallway with staircase and chair lift to the first floor, a south facing lounge providing alight and airy accommodation, a refitted kitchen with integrated appliances, two bedrooms and a modern wet room. Further benefits include night storage heating, Upvc double glazing, residents parking which is offered on a first- served basis, well maintained gardens, a 24 hour Careline emergency pull cord system and a part-time warden located on site. This lovely property is offered for sale with NO ONWARD CHAIN, so early viewing is highly recommended.

Communal Entrance

The entrance to the property is through a double-glazed door to a communal hallway with a staircase with a stairlift to a landing serving just two apartments. There is a secure entry system allowing entrance via an intercom system.

Entrance

The entrance to the property is through a hardwood door which leads into the entrance hallway, with a night storage heater, door to an airing cupboard, loft hatch, telephone intercom system, emergency pull cord system, doors into the bedrooms and doors into the wet room and lounge/kitchen.

Lounge

13' 6" into bay x 13' 4" (4.11m x 4.07m)
Upvc double glazed bay window to the front, Upvc double glazed window to the side, night storage heater, emergency pull cord system, wall lights TV point, opening into the kitchen.

Kitchen

9' 11" x 8' 4" (3.03m x 2.54m)
Upvc double glazed window to the side, refitted 45ranmge of wall and base units with rolled edge works surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, ceramic hob with stainless steel cooker hood , stainless steel oven, integrated washing machine , integrated 60/40 fridge/freezer.

Bedroom One

13' 7" x 11' 0" (4.14m x 3.35m)
Upvc double glazed window to the rear, night storage heater, emergency pull cord system.

Bedroom Two

10' 2" x 7' 11" (3.09m x 2.42m)
Upvc double glazed window to the rear, electric wall heater, emergency pull cord system.

Wet Room

6' 6" x 5' 8" (1.98m x 1.73m)
Upvc double glazed obscure window to the front, electric shower, shower pull down seat, pedestal wash hand basin, low level WC, shaver light and socket, electric wall heater, fully tiled walls.





Parking

There is residents parking available on a first come first served basis.

Local Authority

South Gloucestershire

Council Tax Band

Band B

Tenure

Leasehold

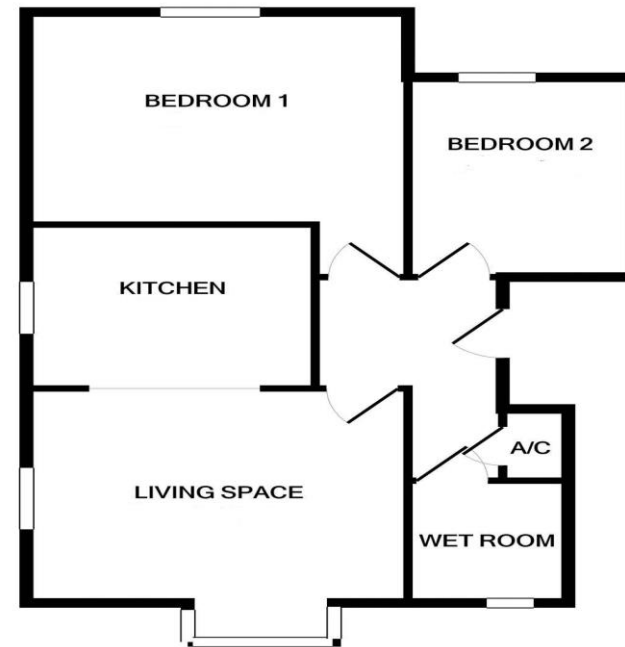


Lease tba

Management Fee tba

Ground Rent tba





TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol