



Approximate Area = 757 sq ft / 70.3 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 904 sq ft / 84 sq m
 For identification only - Not to scale

Bath Road, Longwell Green, Bristol, BS30

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Get in touch to arrange a viewing!

Like what you see?



6 Longwell House Bath Road, Longwell Green, Bristol, BS30 9DX

£220,000





Council Tax Band: B | Property Tenure: Leasehold

Located in the charming area of Longwell Green, Bristol, this delightful top floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for couples, small families, or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious lounge/diner, which provides an inviting space for relaxation and entertaining. The modern kitchen is thoughtfully designed, featuring contemporary fittings that make cooking a pleasure. The bathroom is equally stylish, ensuring a refreshing start to your day. This apartment boasts the added benefit of ample storage cupboards, allocated parking for one car, along with a garage and an outside store. The communal garden offers a lovely outdoor space to unwind and with open green spaces near by, its perfect for enjoying the fresh air. Location is key, and this property does not disappoint. It is conveniently situated close to local amenities, making daily errands a breeze. Excellent transport links, including nearby bus stops, ensure easy access to the wider Bristol area. Families will appreciate the proximity to schools, making this an ideal choice for those with children. With its spacious layout, convenient parking, and excellent local facilities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely apartment your new home.



Hall
Door to inner hall, sensor light.

Inner Hall
Entry phone system, storage cupboard housing gas meter and fuse board, radiator, two further storage cupboards.

Lounge/Diner
14'7" x 7'1" (4.45m x 2.16m)
Double glazed box bay window to front, radiator, serving hatch to kitchen.

Kitchen
14'7" x 7'0" (4.45m x 2.13m)
Double glazed window to rear, wall and base units, worktops, one and a half bowl sink and drainer, space for washing machine, space for dishwasher, space for fridge/freezer, gas hob, double oven and cooker hood, wall mounted gas combination boiler, breakfast bar, tiled flooring, tiled splashbacks, serving hatch to lounge/diner, sensor light.

Bedroom One
14'4" x 9'4" (4.37m x 2.84m)
Double glazed window to front, radiator, built-in wardrobe and shelving.

Bedroom Two
12'9" max x 7'1" (3.89m max x 2.16m)
Double glazed window to rear, radiator, built-in wardrobe and shelving.

Bathroom
8'9" x 6'1" (2.67m x 1.85m)
Double glazed window rear, enclosed bath with shower over, shower screen, W.C, vanity wash hand basin, heated towel rail, tiled walls, tiled flooring.

Garage
16'8" x 8'10" (5.08m x 2.69m)
Single garage located in the residents car park. Solar panel for garage generating energy for a light and 12 volt socket. The garage is located in the block to the left, last garage on the right when standing in front of the block.

Parking
One allocated parking space, bay 6.

Outside Store
Located to the rear of the building via the communal rear door or via the communal garden. Last store on your left via rear door.

Communal Areas
On site there is a communal bin store, communal gardens and visitors parking bays.

Agent Note
The vendor has advised there are 952 years remaining on the lease. The annual ground rent is £15. The annual service charge is £1,500. The ground rent charge is included in the service charge.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

