

## Long Fox Manor, Bath Road, Brislington, Bristol, BS4

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2006. Produced for Davies & Way. REF: 1408050

## 36 Long Fox Manor 825 Bath Road, Brislington, Bristol, BS4 5RT



£260,000

An excellent example of a spacious ground floor Apartment within a prestigious period conversion.

- Period conversion
- Entrance hallway
- Lounge/Dining room
- Kitchen/Breakfast room
- Double bedroom
- Bathroom
- Landscaped grounds
- Extensive Resident's facilities

# 36 Long Fox Manor 825 Bath Road, Brislington, Bristol, BS4 5RT

Occupying part of the ground floor of an imposing period conversion, this delightful one double bedroom apartment has been subject to several recent improvements including the installation of a Worcester gas combination boiler and updated decoration and flooring, neatly blends original character with modern enhancements. Its ground floor position makes it an excellent alternative to a bungalow, as well as an ideal lock-up and leave home.

Long Fox Manor dates back to approximately 1806 and was converted into luxury apartments 25 years ago. The development is set within around 9 acres of beautifully maintained grounds, offering a unique sense of countryside living while enjoying excellent transport links to both Bristol and Bath, as well as the nearby town of Keynsham.

Accessed via electrically operated double gates, the property is approached along a sweeping driveway leading to an allocated parking space, along with ample visitor parking. The apartment itself is accessed via a communal entrance serving just four properties. Internally, the apartment is entered into a spacious entrance hallway with room for a desk if required. This leads to a stunning lounge/dining room measuring 7m x 4.8m (22'11" x 15'8"), featuring a large picture window with inset shutters overlooking the communal gardens. A fitted kitchen/breakfast room enjoys further garden views, a range of integrated appliances and a recently installed boiler. To the front of the apartment is a well-proportioned double bedroom with high ceilings and attractive views across the landscaped grounds, including mature trees and the residents' tennis court. The accommodation is completed by a matching three-piece bathroom with shower over bath.

Residents of Long Fox Manor benefit from an exceptional range of facilities including a chapel, ball room, gym, spa and sauna, outdoor swimming pool (open April to October), tennis court and extensive grounds with seating areas and barbecue space.

## INTERIOR

### ENTRANCE HALLWAY

#### SECURE TELEPHONE ENTRY SYSTEM

Leading to communal hallway that services only four Apartments. Step free access leading to Apartment number 36.

#### ENTRANCE HALLWAY 4.8m x 1.9m (15'8" x 6'2" )

Built in storage cupboard housing consumer unit, radiator, power points, doors leading to rooms.

#### OPEN PLAN LOUNGE/DINING ROOM 7m x 4.8m (22'11" x 15'8" )

Ceiling heights reaching 3m. (9'10') Grand picture sash window overlooking resident's gardens with inset shutters. Original style cornicing and high level skirting boards. radiator, power points, door leading to kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM 4.3m x 3.2m (14'1" x 10'5" )

Dual sash windows to rear aspect with inset shutters overlooking resident's gardens. Kitchen comprising range of wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and oversized extractor fan over, integrated dishwasher, space and plumbing for washing machine and ample space for American style fridge/freezer. Built in storage cupboard housing recently installed Worcester gas combination boiler, ample space for breakfast table, radiators, power points, splashbacks to all wet areas.

#### BEDROOM 4.7m x 3.3m (15'5" x 10'9" )

Sash window to front aspect enjoying delightful views of resident's gardens, ceiling heights of approximately 3m (9'10'), radiator, power points.

#### BATHROOM 2m x 1.9m (6'6" x 6'2" )

Modern matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Approached via a sweeping driveway that is accessed via electric double gates which lead to an allocated parking space as well as several visitor's spaces. Pedestrian access to the communal entrance hallway.

### REAR OF PROPERTY

Nestled within beautifully landscaped grounds extending to approximately nine acres, the apartment enjoys delightful views across the communal gardens from several rooms. Residents benefit from access to the secure grounds, which include formal lawns, an abundance of mature trees, well-stocked flowerbeds, surrounding woodland and a dedicated barbecue area.

### RESIDENTS FACILITIES

Long Fox Manor is home to an array of extensive facilities including a gymnasium, sauna and spa, outside swimming pool (open April until October) as well as a ballroom for recreation use and chapel for functions and outside tennis court.

### TENURE

This Apartment is leasehold with approximately 976 years remaining. There is a monthly service charge payable of £267.00.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

This property is located within a coal mining reporting area.

Local authority: Bristol City Council

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

