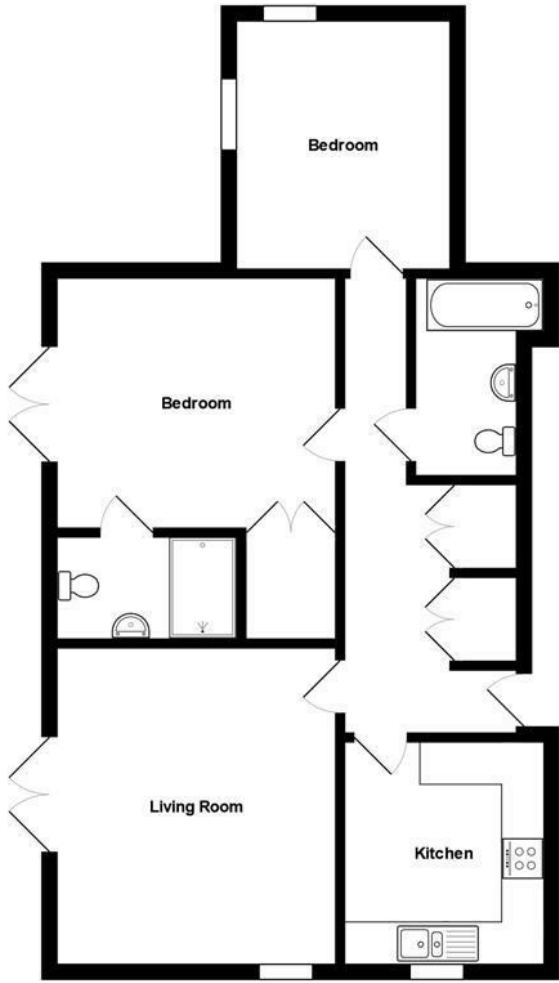


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Heat-Loss Perimeter: 25.8m ... 85ft

Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA  
Tel: 01225 400400 email: saltford@daviesandway.com

Flat 1, Longreach 321 Bath Road, Saltford, Bristol, BS31 3TJ



£400,000

A superb ground floor apartment within a sought after development situated on the outskirts of Saltford with lovely views across fields and open countryside.

- Luxury ground floor apartment
- Beautiful communal gardens
- Main bedroom with En suite shower room
- Open fields to the rear of the development
- Two allocated parking spaces
- Luxury fitted kitchen with granite work surfaces





Flat 1, Longreach 321 Bath Road, Saltford, Bristol, BS31 3TJ

Longreach is a superb development of apartments which were converted in 2005-2006 with the work undertaken by a well respected firm of local builders, Messrs Biggs. Longreach is a land mark building set on the outskirts of Saltford which was previously owned by Horace Batchelor of Radio Luxembourg fame. It enjoys a very convenient position close to bus stops, Flourish farm shop, café and backs onto fields.

Apartment 1 is situated on the ground floor. Internally the apartment is extremely spacious, well appointed and tastefully decorated throughout. It has the advantage of a luxury fitted kitchen with granite work tops and a full range of quality built in appliances. The master bedroom benefits from en-suite facilities and there is a second double bedroom which is currently be used as a dining room. There is also a separate well specified bathroom. Externally there are two allocated parking spaces, a bike store and is settled within beautiful grounds.

The property is ideal for those seeking a property to lock up and leave or keen to keep maintenance to a minimum or perhaps with impending retirement in mind. Equally it could suit professionals seeking an easily run home with excellent access to Bristol and Bath. The property is located on the ground floor and has doors out to the communal gardens.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both the village primary school and Wellsway School at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Entry phone system. Coved ceiling. Radiator. Phone point. Wall lights. Double storage cupboard / coats cupboard.

SITTING ROOM 3.82 x 4.6 (12'6" x 15'1")

Double glazed window and double glazed French doors leading to communal garden. Wall lights. Radiator. Television and satellite point.

KITCHEN 3.22 x 2.66 (10'6" x 8'8")

Double glazed window. Coved ceiling. Wall mounted boiler. A range of wall and base units comprising cupboards and drawers with tiled splash backs and granite work surfaces, stainless steel one and half sink and drainer with a mixer tap. Built in washing machine, fridge freezer and dishwasher. Inset gas hob, Neff built in oven. stainless steel cooker hood. Tiled floors. Radiator.

BEDROOM 1 3.84 x 3.63 (12'7" x 11'10")

Double glazed French doors lead to the communal

garden. Coved ceiling. Radiator. Television and satellite point. Walk in wardrobe measuring 1.23 meters x 1.42 meters with hanging space and shelves.

ENSUITE WET ROOM 2.55 x 1.02 (8'4" x 3'4")

Shower. Vanity basin. Toilet. Part tiled walls. Extractor fan. Heated towel rail.

BEDROOM 2 3.41 x 3.11 (11'2" x 10'2")

Dual aspect double glazed windows. Coved ceiling. Radiator. Television and satellite point. Phone point.

BATHROOM 2.56 x 1.26 ext 1.71 (8'4" x 4'1" ext 5'7")

Bath with mixer tap and a hand shower. Toilet. Vanity basin with light above incorporating a shaver point. Part tiled walls. Extractor fan. Heated towel rail. Tiled floor.

PARKING

There are two allocated parking spaces next to each other. Visitor spaces are also available. There is a bike store for residents.

GARDENS

There are communal gardens that offer a superb space to enjoy. The area is laid mainly to lawn, with flower beds and shrubs, an attractive willow tree sits centrally on the lawn. There are also seating areas on the footpaths.

TENURE

Leasehold 999 years from 1st December 2005

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk. The present Council Tax Band for the property is D. 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

Local authority Bath and North East Somerset Services. Electric. Gas. Mains water and drainage. Braodband Ultrafast 1000mps Source Ofcom Mobile phone voice EE 02 likely. Three Vodaphone Limited Source Ofcom Service Charge £1680 per year

