



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

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/drainage 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.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

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28 Ellacombe Road, Bristol, BS30 9BA

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T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



229 Long Down Avenue, Bristol, BS16 1GE

£1,600 PCM



Council Tax Band: B | Property Tenure:

TWO DOUBLE BEDROOM MODERN APARTMENT!! ONE ALLOCATED PARKING SPACE AND GARAGE !! OFFERED UNFURNISHED!! AVAILABLE 26th JUNE 2025!!

This modern two bedroom bright and airy apartment is set in the extremely sought after Cheswick Village and is within walking distance to the MOD and UWE. Cheswick Village is an excellent location for anyone commuting to Bristol Parkway Station, MOD, Filton Business Park, the motorways and is 1 mile away from a retail park with a superb choice of shops and restaurants. The accommodation comprises; an open plan lounge/kitchen with breakfast bar area. The main bedroom is a good size double with fitted wardrobes & has an en-suite shower room. There is a further double bedroom and main bathroom with shower over the bath. Further benefits include double glazing, gas central heating and an allocated parking space. Ideally suited to single applicant or couples, Landlord will consider sharers and students (2nd year and above with Guarantor)!! Not suitable smokers or pets!!

Council Tax Band: B
Holding Deposit 1 week : £369.23
Dilapidations Deposit 5 weeks : £1846.15
Variation of Contract fee : £50
AWARD WINNING AGENT



Hallway

Kitchen / Lounge

23'11 x 11'04 (7.29m x 3.45m)
Comprising of single, hob, extractor dishwasher, washing machine, fridge and freezer

Bedroom One

12'0 x 10'0 (3.66m x 3.05m)
Includes a built in wardrobe

En-Suite

7'5 x 5'0 (2.26m x 1.52m)
Shower cubicle, WC and wash hand basin

Bedroom Two

13'4 x 8'4 (4.06m x 2.54m)

Bathroom

7'6 x 6'0 (2.29m x 1.83m)
Includes bath with shower over, WC and wash hand basin

Garage and Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	

