



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

Offers In Excess Of £210,000



Like what you see?

Get in touch to arrange a viewing!

T: 0117 9328165

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

and get lots of help at!

www.bluesky-property.co.uk

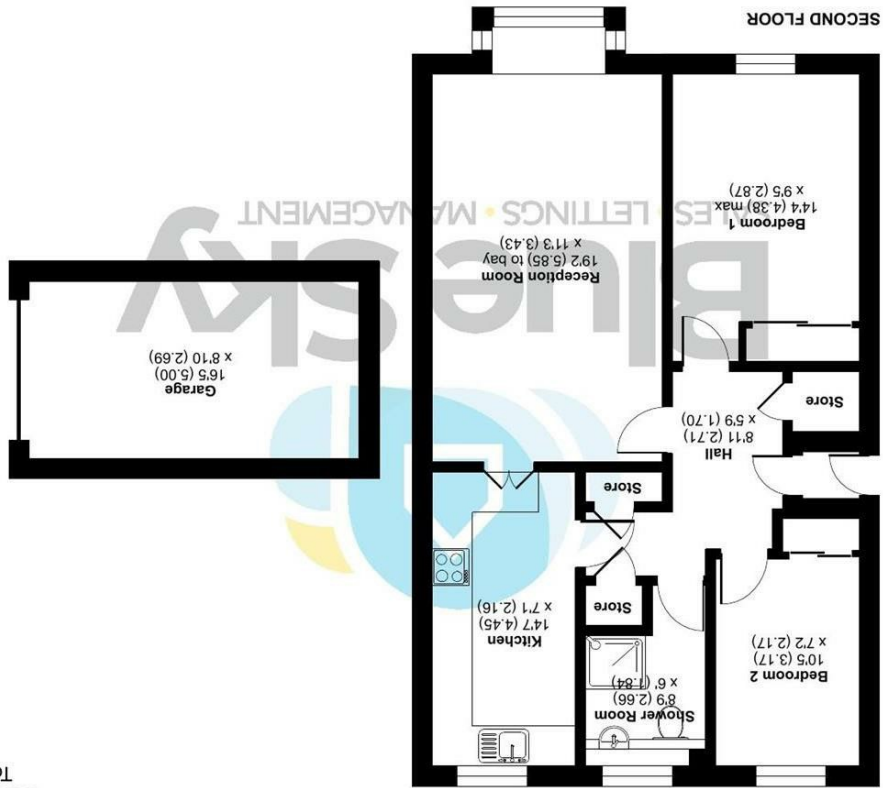
Don't forget to register and stay ahead

The Important Bit!

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.

Approximate Area = 750 sq ft / 69.6 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 896 sq ft / 83.2 sq m
For identification only - Not to scale

Bath Road, Longwell Green, Bristol, BS30



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rkhccom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1508252



Council Tax Band: B | Property Tenure: Leasehold

SPACIOUS TOP FLOOR APARTMENT! 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 kitchen is thoughtfully designed and spacious. The shower room is 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.



Entrance Hall

Door to apartment, door to inner hall.

Inner Hallway

8'11 x 5'9 (2.72m x 1.75m)

Entry phone system, radiator, door to hall, three storage cupboards (one housing fuse board).

Lounge/Diner

19'2 to bay x 11'3 (5.84m to bay x 3.43m)

Double glazed box bay window to front, two radiators, serving hatch to kitchen.

Kitchen

14'7 x 7'1 (4.45m x 2.16m)

Double glazed window to rear, radiator, range of wall and base units with worktops over, sink and drainer, splash backs, space for gas cooker, cooker hood, space for fridge/freezer, serving hatch, space for washing machine, space for additional appliance, wall mounted gas combination boiler.

Bedroom One

14'4" max x 9'5" (4.37m max x 2.87m)

Double glazed window to front, radiator, built in wardrobes with sliding doors.

Bedroom Two

10'5" x 7'2" (3.18m x 2.18m)

Double glazed window to rear, radiator, built in wardrobe with sliding doors.

Shower Room

8'9 x 6' (2.67m x 1.83m)

Obscured double glazed window to rear, radiator, tiling to walls and floor, shower cubicle, vanity wash hand basin, WC.

Garage

16'5 x 8'10 (5.00m x 2.69m)

Up and over door to front. Single garage located in a block close to the building.

Parking

One allocated parking space - bay 12.

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. Blue door.

Communal Areas

Visitors parking bays, bin storage, communal garden.

Agent Note

The property is leasehold with a 999 year lease from new in 1979 (approximately 952 years remaining). There is an annual service charge of £1,500 and a fixed annual ground rent of £15. The property benefits from a resident owned management company giving residents control over the appointment of management companies and service charges.

NOTE - Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.

