



Approximate Area = 676 sq ft / 62.8 sq m  
 For identification only - Not to scale

**Avondale Court, Long Beach Road Longwell Green, Bristol, BS30 9FB**

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/drain 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**

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**Get in touch to arrange a viewing!**

**Like what you see?**



**46 Avondale Court Long Beach Road, Longwell Green, Bristol, BS30 9FB**

**£160,000**





Council Tax Band: B | Property Tenure: Leasehold

DESIRABLE RETIREMENT APARTMENT IN THE EVER POPULAR AVONDALE COURT ON LONG BEACH ROAD!! This property offers a perfect blend of comfort and convenience, suitable for over 55s only making it a peaceful environment in a well maintained development. Upon entering, you will find a welcoming lounge/diner & modern kitchen space that is warm and inviting for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy atmosphere throughout. The property includes a modern shower room, equipped with essential amenities to cater to your daily needs. The overall design of the apartment is both functional and stylish, ensuring that you can enjoy a comfortable lifestyle. Situated in Longwell Green, this apartment benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Bristol city centre, making it an excellent choice for commuters and those who enjoy the vibrancy of city life. In summary, this apartment in Avondale Court presents a wonderful opportunity for anyone looking to settle in a friendly community with all the conveniences of modern living. Do not miss the chance to make this lovely property your new home.



**Entrance Porch**

Double glazed window to side, double glazed door to front, door to lounge, fuse board,

**Lounge / Diner**

19'5" x 13'1" (5.92m x 3.99m)  
Double glazed box bay window to front, electric heater, double glazed window to side, storage cupboard, emergency cord, wood effect flooring,

**Kitchen**

9'9" x 8'5" (2.97m x 2.57m)  
Double glazed window to side, the kitchen consists of matching wall and base units with worktops, plinth electric heater, tiled splash backs, built in electric oven with induction hob & extractor hood above, built in slimline dishwasher, space for the following appliances:- fridge/freezer & washing machine,

**Inner Hall**

Airing cupboard with hot water tank and storage shelves, emergency system, wood effect flooring,

**Bedroom 1**

13'11" x 13' (4.24m x 3.96m)  
Double glazed window to rear,

electric heater, built in wardrobes, emergency cord,

**Bedroom 2**

10'4" x 8'4" (3.15m x 2.54m)  
Double glazed window to rear, emergency cord, fitted wardrobes,

**Shower Room**

7'6" x 5'1" (2.29m x 1.55m)  
Walk in shower cubicle, wash hand basin with vanity, WC, extractor fan, wall mounted heater, fully tiled walls, light with shaver point, emergency cord,

**Communal Parking**

Communal parking for use of the residents and visitors.

**Communal Garden**

Communal garden for use of the residents.

**Agents Note**

The vendor has advised the property is leasehold with 87 years remaining. The annual ground rent is £200 and service charge is £2,700. The management company is First Port & there is a buyers pack costing £200. This site is only suitable for over 55s. All this information needs to be verified via a solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

