

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 in the 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/drainaged 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.

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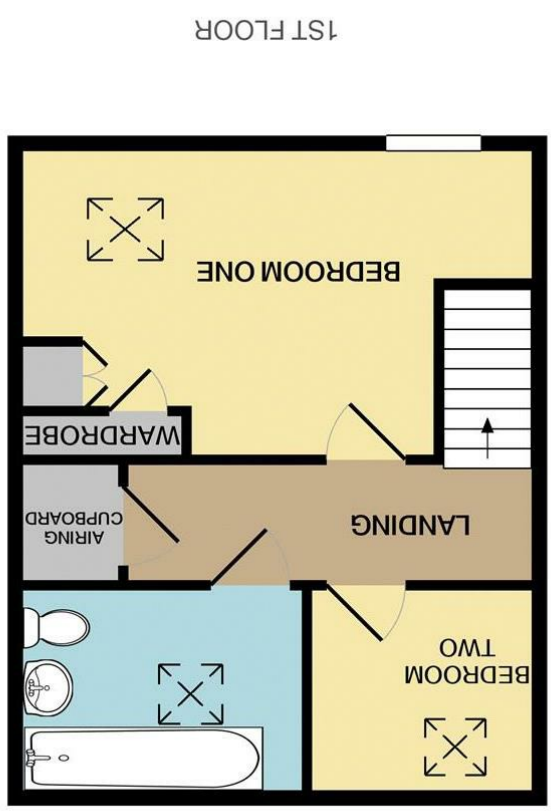
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44 Avondale Court Long Beach Road, Longwell Green, Bristol, BS30 9FB

£160,000





Council Tax Band: B | Property Tenure: Leasehold

OVER 60'S DEVELOPMENT!! NO CHAIN!! TWO BEDROOMS!! TERRACED HOUSE!! WELL PRESENTED!! COMMUNAL PARKING AND GARDEN!! Blue Sky are delighted to offer for sale this fantastic two bedroom retirement home, located conveniently just off Long Beach Road in Longwell Green, close to local shops, bus stops and Willsbridge Mill. The accommodation comprises: entrance porch, lounge, kitchen, inner hall with storage cupboard and shower room to the ground floor. On the first floor you will find two bedrooms (one boasting fitted wardrobes) and bathroom. Further benefits include double glazing, electric heating, communal landscaped gardens and communal parking. There is also a 24 hour emergency care line system in the property and a site warden.



Entrance Porch

3'11" x 4'8" (1.19m x 1.42m)
Double glazed door to front, fuse board.

Lounge

17'1" max x 12'1" narrowing to 6'7" (5.21m max x 3.68m narrowing to 2.01m)
Double glazed window to front, two electric heaters, two emergency cords plus emergency line system, electric fire with surround, ceiling coving, stairs to first floor landing.

Inner Hall

3'2" x 5'2" (0.97m x 1.57m)
Storage cupboard, door to shower room.

Downstairs Shower Room

9'1" x 5'1" (2.77m x 1.55m)
Extractor fan, wall mounted heater, W.C., wash hand basin, emergency cord, splashbacks, walk in shower.

Kitchen

9'5" x 6'7" (2.87m x 2.01m)
Double glazed window to rear, wall and base units, worktops, tiled splashbacks, stainless steel sink/drainer, electric heater, space for fridge, space for freezer, electric oven, cooker hood, electric hob, space for washing machine.

First Floor Landing

3'4" x 9'10" (1.02m x 3.00m)
Loft access, airing cupboard with tank.

Bedroom One

13'3" narrowing to 4'5" x 12'0" narrowing to 8'9" (4.04m narrowing to 1.35m x 3.66m narrowing to 2.67)
Double glazed window to front, emergency cord, fitted wardrobes, fitted dressing table, skylight window to front, L-shaped, electric heater.

Bedroom Two

6'10" x 6'8" (2.08m x 2.03m)
Skylight window to rear, emergency cord, electric heater.

Bathroom

6'10" x 5'0" (2.08m x 1.52m)
Skylight window to rear, emergency cord, wall mounted electric heater, W.C., wash hand basin, tiled walls, enclosed bath.

Communal Areas

Communal parking and gardens for use of the residents. On site warden office.

Agent Note

We have been advised by the vendor that the lease remaining is approx 91 years. The ground rent is approx £98.69 every 6 months and the annual service charge is approx £2069.48.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

