

annejames

Experts in property since 1991



£127,950

16 Avonlea Court Cloverdale Drive Longwell Green BS30 9UT

SOUGHT AFTER OVER 60's RETIREMENT COMPLEX

EMERGENCY PULL CORD'S

MODERN SHOWER ROOM AND KITCHEN

LIGHT AND AIRY ACCOMMODATION

WELL PRESENTED ACCOMMODATION

GROUND FLOOR LOCATION



Zoopa.co.uk

rightmove
the UK's number one property site

PrimeLocation.com

89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

Tel: 0117 9328611

www.annejames.co.uk



The accommodation comprises more fully as follows: - (all measurements are approximate)

Description

Situated on the ground floor of this popular retirement complex is the well presented one bedroom retirement apartment. The property has a lovely outlook and benefits from light and bright accommodation to include a spacious hallway, a generous lounge, a refitted shower room, a generous bedroom and a modern white hi-gloss kitchen. This sought after complex (available for the over 60's) affords a very convenient location surrounded by beautiful communal gardens. There is also a resident manager, communal lounge and a communal patio area with table and chairs for days in the sun. Afternoon tea, fish and chip evenings, birthday parties, days out, bingo along with a host of other communal activities are also arranged. There is parking for those residents with cars to the front of the property and further benefits include a secure entry phone/code system as well as an emergency pull cords located in all rooms. Well placed in the heart of Longwell Green this property is closely situated to all local amenities and ideal for anyone looking for a safe and independent environment. Early viewing is advised.

Communal Entrance

The entrance to the retirement complex is through electric sliding doors which are linked to a secure entry phone system. The apartment is located on the ground floor.

Entrance hallway 10' 6" x 3' 10" (3.20m x 1.18m)

A hardwood door leads into the apartment where you will find a hallway, storage cupboard, airing cupboard, night storage heater, intercom entry system, emergency pull cord, door into the lounge, door into the bedroom and door into the shower room.

Lounge 17' 3" x 9' 1" (5.25m x 2.78m)

Upvc double glazed window to the front, TV point, electric night storage heater, emergency pull cord, door into the kitchen.

Kitchen 10' 2" x 5' 4" (3.11m x 1.63m)

Upvc double glazed window to the front, modern range of hi-gloss wall and base units with square edge work surfaces and tiled splash backs, plumbing for an automatic washing machine, space for a fridge/freezer, space for an electric cooker, filter hood, stainless steel sink unit with mixer tap, kick-plate heater, emergency pull cord.

Bedroom One 11' 4" x 10' 9" (3.45m x 3.28m)

Upvc double glazed window to the front, electric wall heater, built in wardrobe, emergency pull cord.

Shower Room 6' 2" x 5' 9" (1.88m x 1.76m)

Re-fitted modern white suite comprising of a low level WC, wash hand basin and large shower tray with electric shower, extractor fan, heated towel rail, electric wall heater, emergency pull cord.

Communal Facilities

This sought after retirement development sits in well maintained surroundings with communal gardens, residents parking, lift to upper floors, guest suite for relatives wishing to stay (small charge), a live-in manager and residents lounge where a range of activities such as Bingo, Fish 'n' Chip lunches and birthday's and Christmas parties arranged.

Tenure Leasehold **Local Authority** South Gloucestershire **Service charge**

Ground Rent

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Energy performance certificate (EPC)

Flat 16 Avonlea Court
Cloverdale Drive
Longwell Green
BRISTOL
BS30 9UT

Energy rating

C

Valid until:

14 October 2025

Certificate number: 9458-9930-7200-0805-6900

Property type

Ground-floor flat

Total floor area

45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

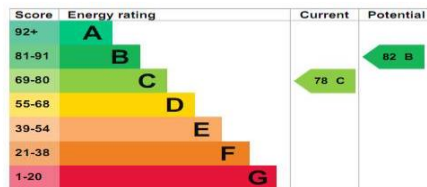
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Approx. Gross Area 499 Sq.Ft - 46.4 Sq.M



For illustrative purposes only. Not to scale. ID204969

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision.com