



35 Avonlea Court, Cloverdale Drive, Longwell
Green Bristol, BS30 9UT

£130,000

Situated on the first 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 shower room, a generous bedroom and a modern 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

Entrance

Entrance door leading to the entrance hallway.

Entrance Hallway

Emergency pull cord entrance phone system, electric storage heater, two cupboards, doors to the bathroom, bedroom and lounge.

Lounge

17' 8" x 9' 6" (5.38m x 2.89m)

uPVC double glazed window to the front, feature fireplace with electric fire, electric storage heater, cove ceiling, emergency pull cord, opening to the kitchen.

Kitchen

10' 7" x 5' 8" (3.22m x 1.73m)

uPVC double glazed window to the front, range of cream wall and base units with square edge worksurfaces, ceramic sink unit with mixer tap, tiled splashbacks, electric oven, hob and extractor, vinyl flooring, space for fridge freezer, washing machine and tumble dryer.

Bedroom

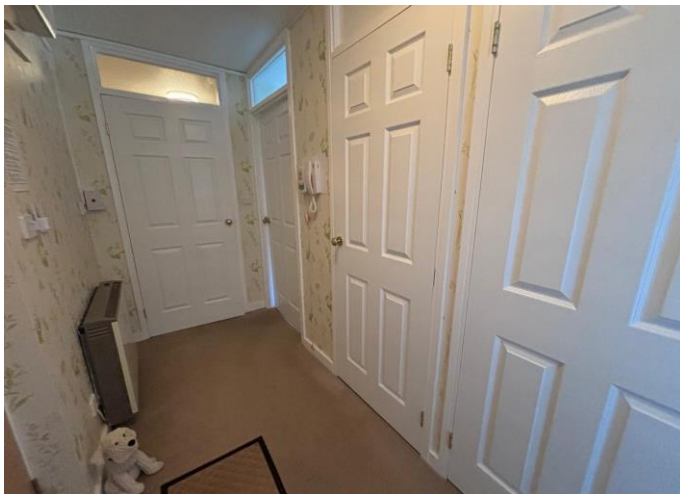
11' 2" x 11' 8" (3.40m x 3.56m narrowing to 2.98m into wardrobes)

uPVC double glazed windows to the front, electric storage heater, built in wardrobe, cove ceiling, emergency pull cord.

Shower Room

6' 6" x 6' 2" (1.97m x 1.87m)

Fully tiled walk in shower with electric shower and glass screen. White sink and WC built into combination unit with storage, fully tiled walls, electric heated towel rail, extractor fan, wall mounted heater, vinyl floor, emergency pull cord.





For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details 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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol