

# annejames

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**£127,950**

**Flat 51 Avonlea Court Cloverdale Drive Longwell Green BS30 9UT**

**\*SECOND FLOOR APARTMENT\***

**\*LIFT\***

**\*COMMUNAL GARDENS AND PARKING\***

**\*REISDENTS LOUNGE\***

**\*MODERN SHOWER ROOM\***

**\*REFITTED KITCHEN\***



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**89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF**

**Tel: 0117 9328611**

**[www.annejames.co.uk](http://www.annejames.co.uk)**



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

### **Description**

A well presented one bedroom retirement apartment which is located Avonlea Court a purpose-built complex specifically designed for the over-60 age group. The property provides secure, easy-to-manage accommodation with a Resident Warden, there is a communal lounge where afternoon tea, fish and chip evenings, birthday parties, days out, bingo along with a host of other communal activities are arranged. Further benefits include a guest suite and attractive landscaped gardens. An ideal proposition for retirement, the flat is available with no upward sales chain and early viewing is recommended.

### **Communal Entrance**

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

### **Entrance hallway**

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

### **Lounge** 17' 4" x 9' 0" (5.28m x 2.74m)

Upvc double glazed window to the front with views over the entrance to the complex, coving, night storage heater, TV point, sliding door into the kitchen.

### **Kitchen** 10' 2" x 5' 4" (3.10m x 1.63m)

Upvc double glazed window to the front, range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a washing machine, space for a tumble dryer, space for a fridge/freezer, stainless steel oven, ceramic hob, stainless steel filter hood.

### **Bedroom** 10' 9" x 9' 6" (3.27m x 2.89m)

Upvc double glazed window to the front, electric wall heater, coving, fitted wardrobes, emergency pull cord.

### **Shower Room** 6' 2" x 5' 10" (1.87m x 1.77m)

Modern white suite comprising of a Low level WC, pedestal wash hand basin, tiled corner shower cubicle with electric shower, fully tiled walls, extractor fan, emergency pull cord.

### **Tenure**

Leasehold

### **Local Authority**

South Gloucestershire

**Service Charge £2500.00 per annum**

**Ground Rent £70.00 per annum**

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 51  
Avonlea Court  
Cloverdale Drive  
BRISTOL  
BS30 9UT

Energy rating

C

Valid until:

20 January 2034

Certificate number: 1034-8029-2300-0281-4292

Property type

Top-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 energy rating is C. It has the potential to be C.

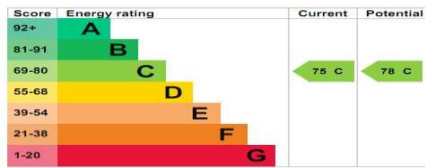
[See how to improve this property's energy efficiency.](#)

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.

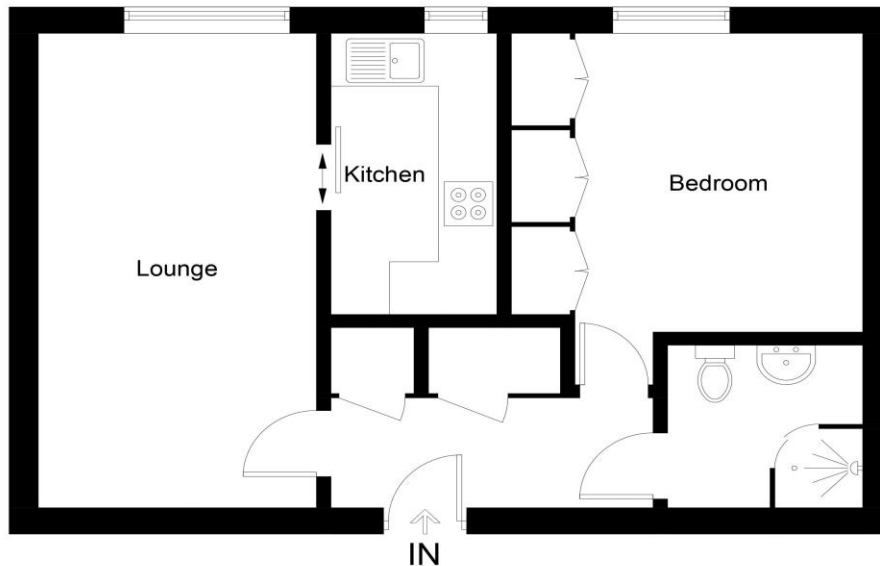
For properties in England and Wales:

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



## 51 Avonlea Court

Approximate Gross Internal Area = 45.7 sq m / 492 sq ft



For illustrative purposes only. Not to scale. ID1040621  
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