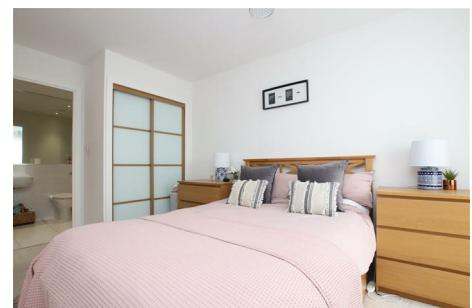




# ASPIRE

— TO MOVE —



## Cheswick Village, Long Down Avenue, Bristol, BS16

Video and physical viewings available. Premium two bedroom top floor apartment located in the popular Cheswick Village development. The apartment benefits from one allocated parking space, lift access, secure bike storage and a balcony with views towards Bristol. Available unfurnished/furnished, now. Call us on 0117 450 1500 to register your interest now!

Cheswick Village is located to the north of Bristol, close to lots of big employers including Rolls Royce, Aviva, Airbus, Frenchay and many more. Cheswick Village itself is home to some great local amenities including a Boston Tea Party, a Co-Op a pay as you go gym and much more. There is a Bus stop/direct Metro Bus link to city centre and short walk to Filton abbey wood train station.

**£1,395 PCM**

# Cheswick Village, Long Down Avenue, Bristol, BS16

- Video viewing available
- Available now
- Furnished or unfurnished
- 12 month initial tenancy
- Lots of local amenities
- Allocated parking space
- Holding deposit: £321
- Balcony
- Lift access
- Council tax band B: £1,779.32

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The apartment itself has master bedroom with en-suite bathroom as well as an integrated double wardrobe. The second bedroom is currently used as a study and could be fit a double bed. The kitchen has base and wall units, electric cooker, induction hob and integrated fridge/freezer, dishwasher and washer/dryer. The living/dining room is open plan to the kitchen and benefits from a balcony with fantastic views towards Bristol. The flat has two storage cupboards and an additional shower room with shower cubicle, WC and sink. The apartment can be offered furnished or unfurnished, the landlord is flexible.

The flat benefits from one allocated parking space in a secure area, communal bin storage and secure bike storage. There is also lift access.

Available now the flat would best suit a single professional or couple. No pets, non smoking.

Council tax band B: £1,779.32





# Floor Plan

## THIRD FLOOR 608 sq.ft. (56.5 sq.m.) approx.



THE SQUARE, CHESWICK VILLAGE, LONG DOWN AVENUE, BS16

TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan comprising areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC