



**LONG DOWN AVENUE**  
**CHESWICK VILLAGE, BRISTOL, BS16 1GE**

**£265,000**



2



2



1



B



## FIRST FLOOR

**Communal Hall**

**Entrance Hall**

**Kitchen Living Room**

23'11" x 11'6"

**Bedroom**

13'3 max x 10'2

**Ensuite Shower Room**

7'10 max x 5'7

**Bedroom**

13'3 x 8'6

**Bathroom**

7'8 x 6'7

**External**

**Allocated Parking**



Beautifully presented and offered for sale with NO ONWARD CHAIN, this purpose-built two bedroom first floor apartment provides bright, well-proportioned accommodation in a highly convenient location.

The property is entered via a welcoming entrance hall, complete with a useful built-in storage cupboard and doors leading to all principal rooms.

Undoubtedly the focal point of the home is the impressive open plan lounge/kitchen.

Enjoying a dual aspect with windows to both the front and rear elevations, the living space is filled with natural light. The contemporary kitchen is thoughtfully designed with a range of wall and base units, complementary work surfaces and a practical breakfast bar, creating an ideal space for both everyday living and entertaining. Integrated appliances include an under-counter fridge, freezer, oven, electric hob with extractor, dishwasher and washing machine.

Both bedrooms are comfortable double rooms, each benefiting from fitted wardrobes. The principal bedroom further enjoys the convenience of an en-suite shower room fitted with modern white sanitary ware.

The family bathroom is equally well-appointed, featuring a white three-piece suite with a mains-fed shower over the bath and an obscured double glazed window providing natural light.

The property has been recently refreshed with new carpets and redecoration throughout, allowing a buyer to move straight in with ease.

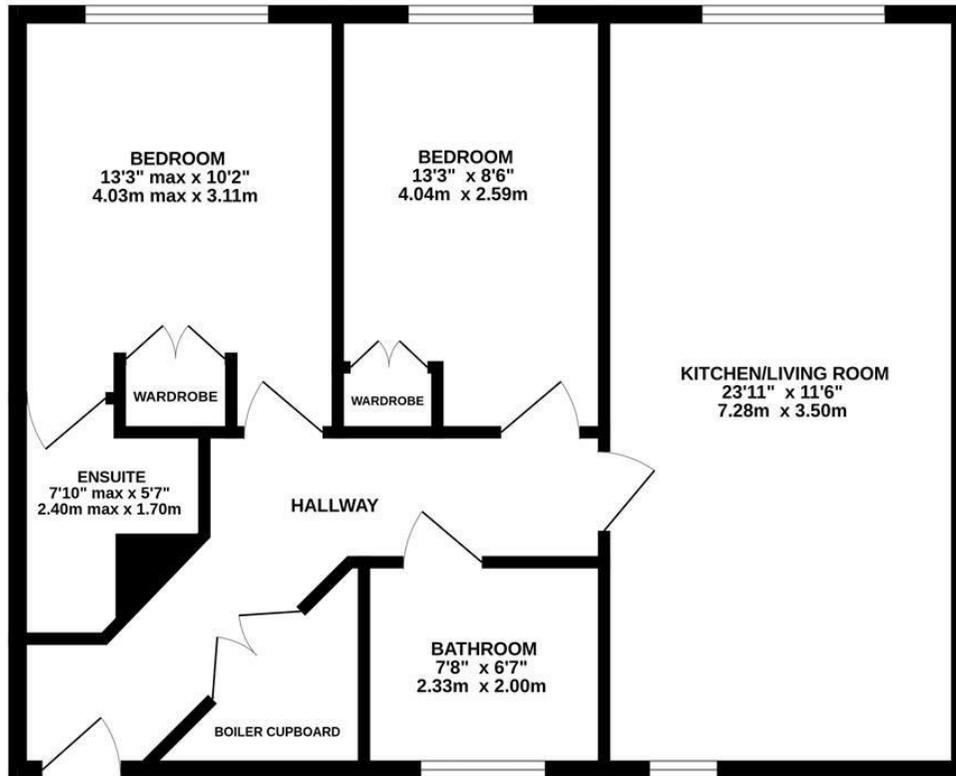
Externally, the apartment benefits from an allocated parking space and bike rack located to the rear of the building, accessed via East Fields Road.

The location is particularly convenient offering excellent access to the University of the West of England, the Ministry of Defence and Avon Ring Road providing onward links to the M32, M4 and M5. Both Bristol Parkway and Filton Abbey Wood railway stations are within easy reach, both providing direct services to Bristol Temple Meads. Abbey Wood Retail Park and a wide range of local amenities are also close by.



## FLOOR PLAN

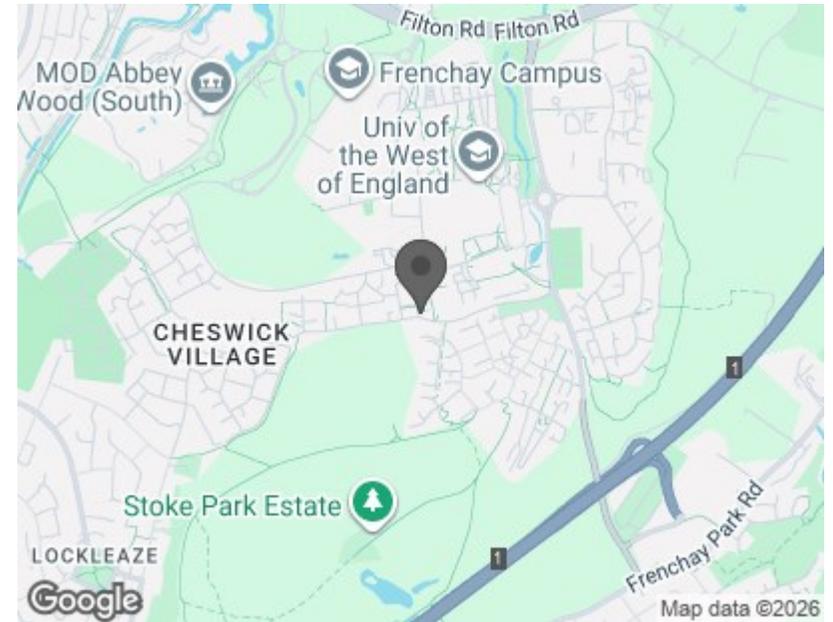
FIRST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## AREA MAP



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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