



Bowmans Lodge Long Ashton Road, Long Ashton Bristol BS41 9LD

welcome to

Bowmans Lodge Long Ashton Road, Long Ashton Bristol

Enjoying a prime position in desirable Long Ashton, this contemporary apartment combines a high-quality finish with energy-efficient living. Offering spacious accommodation and is an excellent opportunity close to Bristol and Ashton Court Estate.

Entrance Hall

Bathroom

Bedroom Two

Kitchen/Living Room

Bedroom One

En-Suite

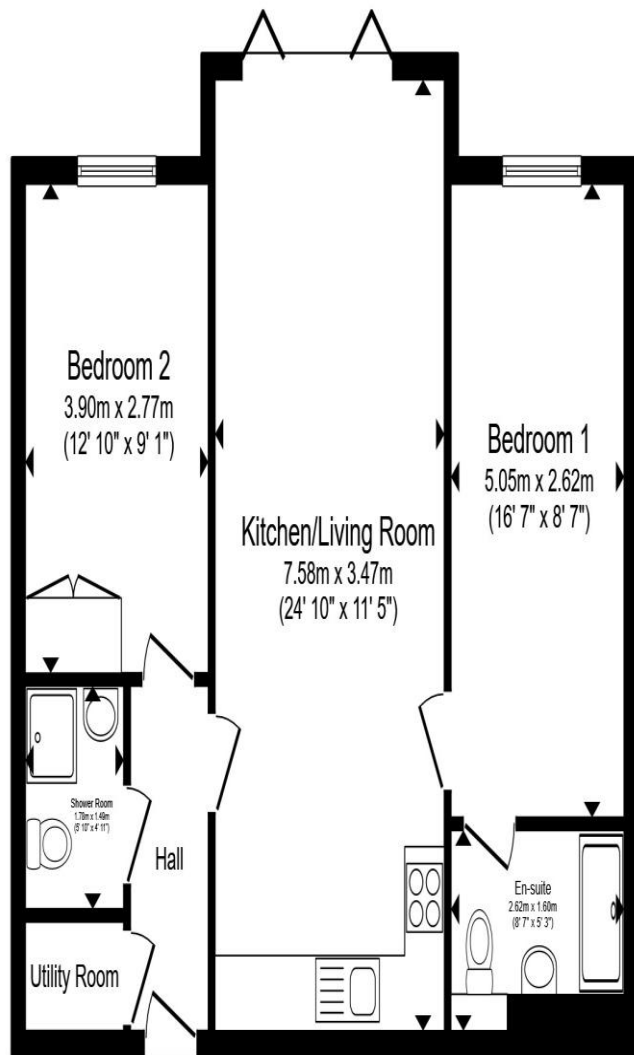
Utility Room

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Agent Note

The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



Total floor area 64.0 m² (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Bowmans Lodge Long Ashton Road,
Long Ashton Bristol**

- High quality two bedroom, two bathroom apartment
- Spacious, private, south facing terrace with large bifold doors into living area
- Immaculately presented throughout, with allocated parking included
- Separate utility including washer/drier
- Sought after Long Ashton village location a few minutes walk from local amenities and bus stop outside

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£370,000



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Property Ref:
CLI110234 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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0117 973 1295



Clifton@allenandharris.co.uk



23 Regent Street, Clifton, BRISTOL, BS8 4HW



allenandharris.co.uk