

SALES

01225 471 144

LETTINGS

01225 303 870

sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk



THE APARTMENT COMPANY®



Long Fox Manor Stunning two-bedroom apartment

The Apartment Company are delighted to bring to the market this beautifully presented two-bedroom, two-bathroom apartment situated in the luxurious setting of Long Fox Manor. The location provides easy access to Bristol and Bath, with great public transport links. The Manor sits within ten acres of communal gardens and benefits from a wide range of facilities; including; tennis court, outdoor heated swimming pool, sauna and hot tub, gym, bar, ballroom, cinema and allocated parking secured by a gated entrance. The apartment comprises, spacious entrance hall, sitting room, kitchen, master bedroom with en suite, second bedroom, main bathroom and a storage cupboard. This property is bound to generate high levels of interest, so an early viewing is recommended.

£330,000 to £360,000

Elegant first floor property overlooking the communal garden

Georgian | Grade II listed | Two double bedrooms | Stylish Bespoke Kitchen | Tall ceilings | Two bathrooms | Superb communal facilities | Allocated parking | Approx. 1344 Sq ft

SITTING ROOM (5.12m x 5.10m)

Two sash windows to front elevation with Venetian shutters. Three wall mounted radiators. Wooden flooring. TV point.

KITCHEN (5.15m x 3.08m)

Sash window to front elevation with Venetian shutters. Fully fitted white gloss kitchen with grey worktops kitchen with integrated fridge/freezer, double oven, five ring electric hob with stainless steel extractor fan over, dishwasher, washer/dryer. Sink with mixer tap and draining board. Cupboard housing Vaillant combi boiler. Wooden flooring. Spotlighting. Two wall mounted radiator. Space for dining.



MASTER BEDROOM (5.95 x 4.27m)

Two sash windows to rear elevation with Venetian shutters. Wooden flooring. Two wall mounted radiators. Built in storage cupboards.

ENSUITE

Walk in shower with glass sliding door and rainfall shower head. Wash hand basin with storage cupboard below. Vanity mirror. Low level WC. Chrome heated towel rail. Tiled throughout. Spotlighting. Extractor fan.



SECOND BEDROOM (5.35m x 4.27m)

Two sash window to rear elevation with Venetian shutters. Wooden flooring. Built in storage units with shelving and cupboards below. Tall ceilings. Two wall mounted radiators. TV point.

BATHROOM

Panelled bath with shower head over and glass splashback. Wash hand basin with mixer tap. Vanity mirror with storage cupboard and LED lighting. Low level WC. Chrome heated towel rail. Tiled throughout. Spotlighting. Extractor fan.



HALLWAY

Alarm system. Wooden flooring. Wall mounted radiator. Entry phone. Smoke detector. Storage cupboard housing fuse box.



ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Years Remaining: 969
Management Company: Hillcrest
Service Charge: Approx. £4,300 per annum
Ground Rent: Approx. £100 per annum
Council Tax Band: E
Local Authority:
Parking: Secured allocated parking and visitors parking

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE

Sales

01225 471 144

Lettings

01225 303 870

sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk



SALES
01225 471 144
LETTINGS
01225 303 870

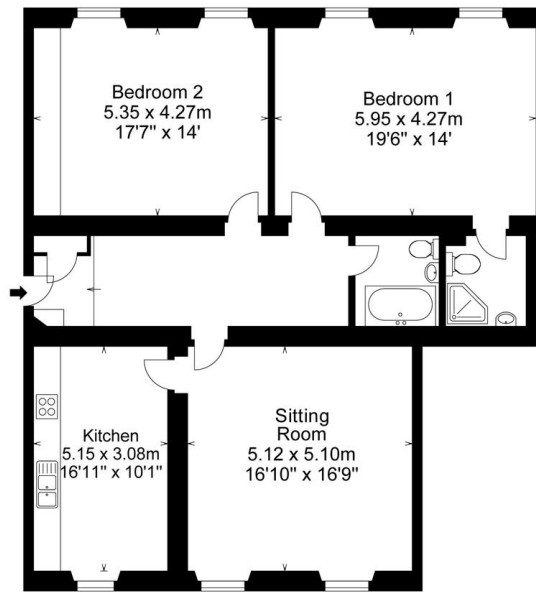
sales@theapartmentcompany.co.uk
lettings@theapartmentcompany.co.uk
www.theapartmentcompany.co.uk



THE APARTMENT
COMPANY®

TOWN &
COUNTRY
MEDIA

Approx. Gross Internal Area
1344 Sq Ft - 124.86 Sq M



First Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. © Town & Country Media 2013



Long Fox Manor

Brislington, Bristol, BS4 5RT

We take every care in preparing our sales details, they are produced in good faith but do not form any part of any contract. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc; you must satisfy yourself that they operate correctly. Room sizes are approximate; they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating some distance to view the property.

