

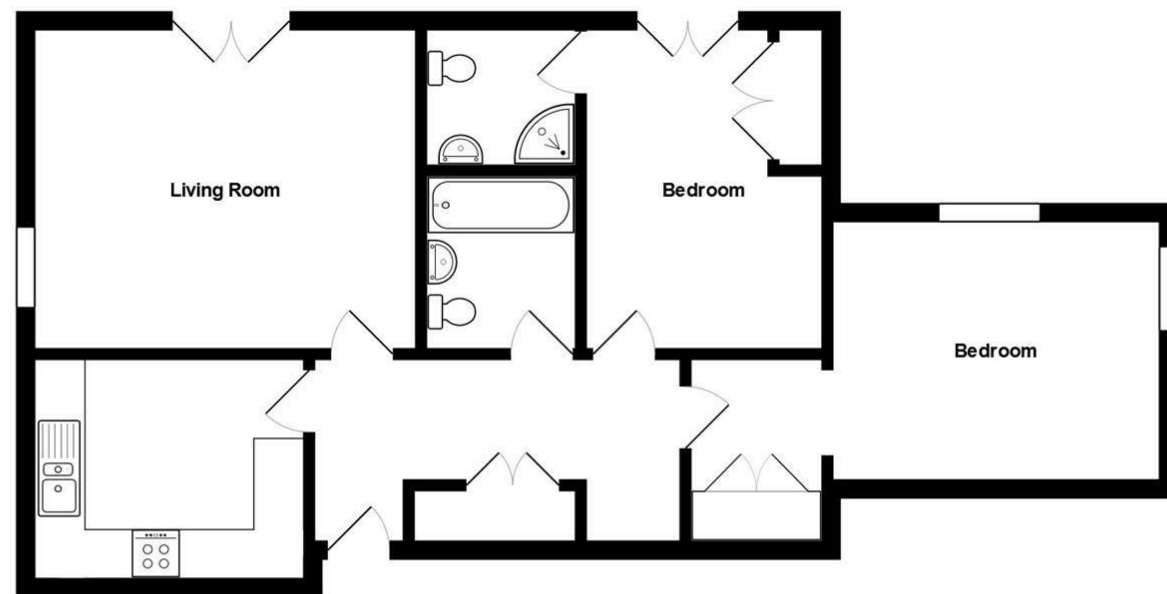
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 01225 400400 email: salford@daviesandway.com

Longreach, 321 Bath Road, Salford, Bristol, BS31 3TJ



Total Area: 75.5 m² ... 813 ft²
All measurements are approximate and for display purposes only.



Guide price £289,950

A superb upper floor apartment within a sought after development situated on the outskirts of Salford with views across fields and open countryside.

* Beautifully appointed * excellent room sizes throughout * communal hallway and staircase * entrance hall * luxury fitted kitchen with granite work surfaces & built in appliances * 2 double bedrooms * master bedroom with en suite shower room and built in wardrobes * bathroom * allocated parking * communal gardens *

- Beautifully Appointed
- Main Bedroom With En Suite Shower Room
- Two allocated parking spaces
- Luxury Fitted Kitchen
- Excellent Room Sizes Throughout
- Communal Gardens

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



Longreach, 321 Bath Road, Salford, Bristol, BS31 3TJ

Longreach is a superb development of apartments which were converted in 2005-2006 with the work undertaken by a well respected firm of local builders, Messrs Biggs. Longreach is a land mark building set on the outskirts of Salford which was previously owned by Horace Batchelor of Radio Luxembourg fame. It enjoys a very convenient position close to bus stops and a local shop and backing onto fields. Apartment 9 is situated on the upper floor to the southern side of the building. Internally the apartment is extremely spacious and well appointed and tastefully decorated throughout. It has the advantage of a luxury fitted kitchen with granite work tops and a full range of quality built in appliances and en-suite facilities to the master bedroom. A second double bedroom with a walk through dressing area with fitted wardrobes, in addition to a separate bathroom. Externally there are two allocated parking spaces, a bike store and is settled within attractive grounds.

The property is ideal for those seeking a property to lock up and leave or keen to keep maintenance to a minimum or perhaps with impending retirement in mind. Equally it could suit professionals seeking an easily run home with excellent access to Bristol and Bath. The property is located on the top floor and is accessed via a stairway.

Salford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both the village primary school and Wellsway School at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

COMMUNAL ENTRANCE

Upon approach to the Apartments you have electronic gates, opened with a fob, this leads down a tarmac drive way into the grounds. The communal entrance hall can be found at the end of the car parking area with stairs leading to our Apartment on the second floor.

ENTRANCE HALL

Entrance door into, cove ceilings, telephone entry system, smoke alarm and double storage cupboard.

SITTING ROOM 4.68m x 3.92m (15'4" x 12'10")

Double glazed French doors and Juliette balcony to the front aspect, double glazed window to the side aspect, cove ceilings, two wall lights, radiator, television and telephone sockets.

KITCHEN/DINING ROOM 3.30m x 2.65m (10'9" x 8'8")

Double glazed window to the side aspect, cove ceilings, wall mounted Vaillant boiler, a range of wall and base units with tiled splash backs and granite work surfaces, stainless steel sink/drainer with mixer taps, integral four ring gas hob with extractor hood over, integral

fridge/freezer, dishwasher and washing machine, radiator and vinyl flooring.

BATHROOM 2.21m x 1.68m (7'3" x 5'6")

Extractor fan, a three piece suite comprising of a panel bath with shower attachment, vanity unit and wash hand basin, low level WC with a hidden cistern, partially tiled walls, wall mounted chrome towel radiator, shaving light and tiled flooring.

BEDROOM ONE 3.91m x 2.90m (12'9" x 9'6")

Double glazed French doors with Juliette balcony to the front aspect, cove ceiling, fitted double wardrobe, television point and a radiator.

EN-SUITE 1.54m x 1.65m (5'0" x 5'4")

Extractor fan, corner shower cubicle with glass door and mixer shower, pedestal wash hand basin, low level WC, chrome towel radiator, partially tiled walls and tiled flooring.

BEDROOM TWO 3.41m x 3.14m (11'2" x 10'3")

Double glazed windows to the front and rear aspects, telephone point, television point and radiator. Upon entering the room there is a walk through dressing area measuring 1.56m x 1.57m to the wardrobes and comprises a double fitted wardrobes and a dressing area, currently being utilised as a office space.

EXTERNALLY

PARKING

There are two allocated parking spaces next to each other, close to the communal entrance hall. There is also a bike store for the residents.

GARDENS

There are communal gardens that offer a superb space to enjoy, mainly laid to lawn and hedge lined to one side and trees to the other, mainly laid to lawn, with flower beds and shrubs, an attractive willow trees sits centrally on the lawn, there are also seating area and foot paths into wooded areas. The back drop is onto open fields.

AGENTS NOTE

TENURE: The property is now Freehold, as the owners have purchased this, the lease is 999 years from 1st December 2005. We are informed the current service charge is £140 per month.

