

for sale

offers in excess of **£190,000** Leasehold



Hay Leaze Yate Bristol BS37 7YJ

Positioned within a QUIET CUL-DE-SAC in the sought-after area of Yate, Bristol- this well-proportioned TWO BEDROOM ground floor apartment offers GENEROUS accommodation with TWO RECEPTION ROOMS, and ALLOCATED PARKING.

- Energy Rating: Exempt
- Two bedroom ground floor apartment
- Two reception rooms
- Modernly presented throughout
- Three piece family bathroom

Property Details

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.

Accommodation Details

Entrance Porch

Entrance Hall

Door to the entrance hall. Access to all accommodation rooms.

Lounge

Double glazed window. Opening to the kitchen. Electric heater.

Dining Room 9' 9" x 7' 7" (2.97m x 2.31m)

Double glazed window. Door to the kitchen. Electric heater.

Kitchen 9' 3" MAX x 5' 8" MAX (2.82m MAX x 1.73m MAX)

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated oven, four ring electric hob and cooker hood. Space and plumbing for washing machine. Space for fridge freezer.

Bedroom One 10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed window to the front aspect. Radiator.

Bedroom Two 9' 4" x 7' 4" (2.84m x 2.24m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of WC, panelled bath with shower over and wash hand basin with vanity unit. Partially tiled to water sensitive areas.

External Features

Parking

Allocated parking for one vehicle.





To view this property please contact Connells on

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72-74 Station Road Yate
BRISTOL BS37 4PH

Property Ref: YAT308336 - 0016

Tenure:Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 780.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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