



Normandy Drive, Yate, BS37 4FX

£395,950



LAST REMAINING PLOT EX SHOW HOME INCLUDES CARPETS, CURTAINS, LIGHTING AND FIREPLACE. STAMP DUTY PAID WINTER FUEL ALLOWANCE PAID FOR FIVE YEARS MOVE WITH EASE and HOME EXCHANGE AVAILABLE

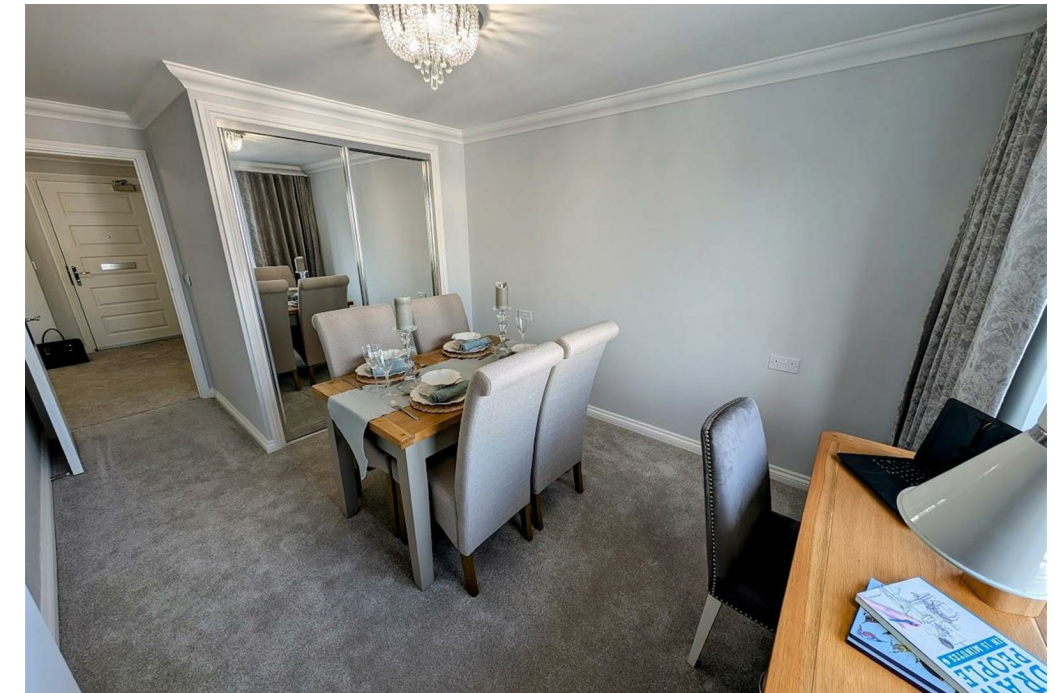
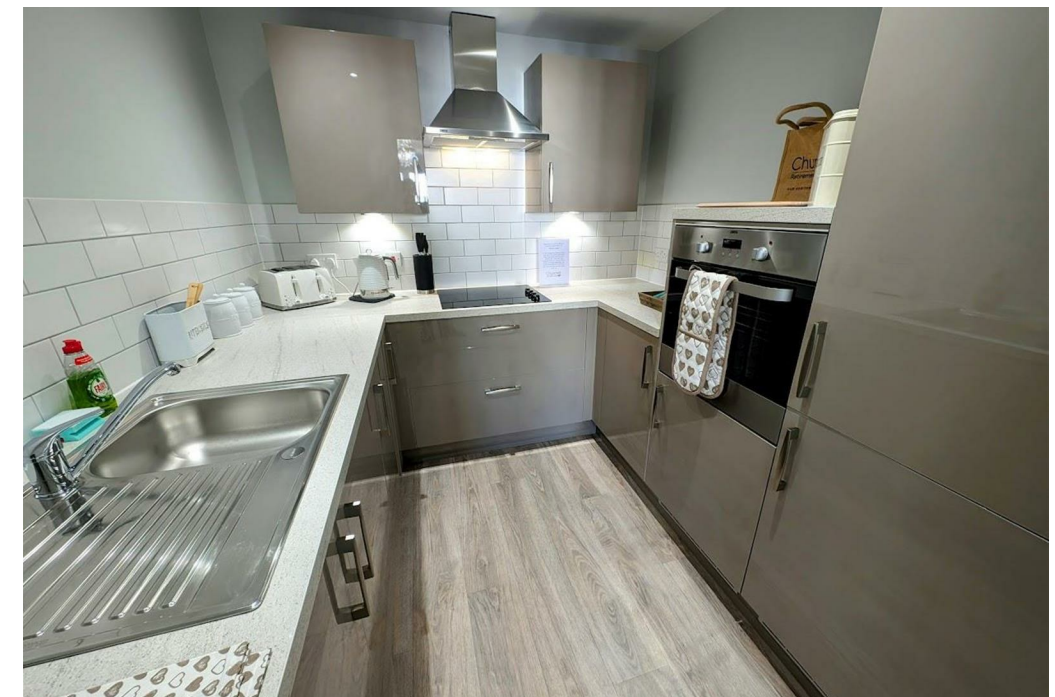
"With our MOVE WITH EASE let us do the hard work for you and take the stress out of moving. We offer a variety of services to help with selling your home and moving you into your new apartment"

*A Lifetime Lease is available through the HOMEWISE HOME FOR LIFE PLAN. Savings against the apartment value range from 3.5% to 49% on selected Churchill Living properties and depends on the customer's age, personal circumstances, and apartment criteria. Savings outside of this offer will vary. All parties moving must be aged sixty or older and have the right to reside in the UK to qualify for a Home for Life Plan. Once in your apartment, your usual outgoings will apply, including the Service Charge and Ground Rent if applicable. The Home for Life Plan ends when you pass away or move into long term care. Homewise terms & conditions apply.

Ready to find the right apartment for your future? Speak to your dedicated Sales Executive for more information.

Welcome to Trewin Lodge in Yate, where this delightful retirement property awaits its new owner.

Step into this modern first-floor apartment built in 2019, offering a generous 764 sq ft of living space. As you enter, you are greeted by an inviting lounge/diner, perfect for relaxing or entertaining guests. The fitted kitchen is ideal for whipping up delicious meals, and the balcony provides a lovely spot to enjoy a cup of tea on a sunny day. This property boasts two bedrooms, including a master bedroom with a walk-in wardrobe - a dream for those with a passion for fashion! The apartment also features a convenient cloakroom and a shower room for added comfort and ease. With electric heating and double glazing, you can stay cosy during the colder months while enjoying the natural light that floods the rooms.



Entrance Hallway

Telecom entry system, electric wall heater, two storage cupboards, doors into

Cloakroom

White suite comprising concealed cistern WC, wash hand basin with tiled splash back, extractor fan, heated towel rail.

Lounge 16'6" x 11'1"

Double glazed window to the side, TV point, electric feature fireplace, electric wall heater, door into

Kitchen 8'2" x 7'9"

Range of wall, drawer and base cupboards with work surface over, stainless steel sink with mixer tap, part tiled walls, built in electric oven, hob and cooker hood, integrated appliances to include fridge/freezer and washing machine.

Bedroom One 16' x 10'

Double glazed window to the side, electric wall heater, walk in wardrobe.

Bedroom Two / Dining Room 11'2" (to wardrobes) x 9'6"

Double glazed window to the side, electric wall heater, built in mirrored wardrobes.

Shower Room 7'4" x 6'2"

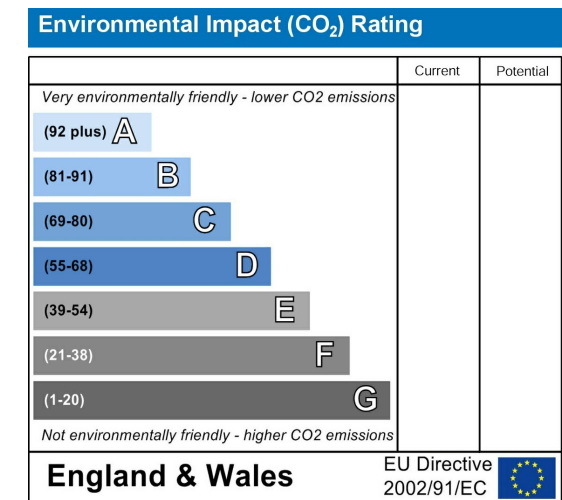
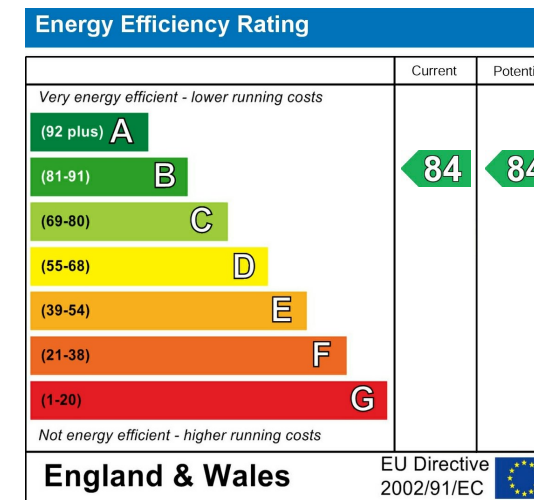
White suite comprising shower cubicle, vanity wash hand basin, concealed cistern WC, tiled to visible wall area, wall cabinet, heated towel rail.

Communal Facilities

There is an owners lounge, bin store, communal parking.

Tenure: Leasehold
Council Tax Band: C

- Built 2019 New Apartment
- Master Bedroom Walk in Wardrobe
- Bedroom Two/Dining Room
- Lounge
- Fitted Kitchen
- Shower Room
- Cloakroom
- 2nd Floor Apartment
- No Chain
- Homewise Availability* Terms and Conditions Apply



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.