

Flat 3, Hardwick Lodge, 59 High Street, Yatton, BS49 4EQ

£245,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

Upper Floor Flat



HOW BIG

651sqft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating and double glazing



PARKING

Off street



OUTSIDE SPACE

Communal courtyard garden



EPC RATING

B



COUNCIL TAX BAND

B

Hardwick Lodge is a bespoke development of ten beautiful, two bedroom retirement apartments constructed by Messrs Hallwave Developments, situated right in the heart of Yatton village. The apartments have been thoughtfully designed with a high quality of fittings and finish throughout and boast features such as gas central heating and double glazing. Number 3 is situated on the first floor, located at the front of the building facing the High Street, providing a view of the precinct from the large bay window and in brief consists of: large sitting room that opens to the fully equipped kitchen, dining room that can also be utilised as a second bedroom, principal bedroom that boasts en-suite facilities and separate bathroom. Video entry phone connects you to the main entrance providing you with peace of mind when providing access for visitors.

The residents get the benefit of onsite maintenance two days per week, who take care of all the communal areas, take the bins in and out and who are available to help with odd jobs. The communal facilities are equally well catered for, these include very smart residents lounge with its own kitchen area and adjacent court yard garden, guest bedroom suite with en suite shower, residents laundry and a thoughtfully designed storage area with each apartment enjoying its own lockable cupboard. To the rear there is also ample parking for residents.

Hardwick Lodge can be found in the heart of Yatton village almost adjacent to the post office and right opposite Co-op supermarket.





## RETIREMENT APARTMENT IN THE HEART OF THE VILLAGE

---



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**proof of identification** – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

**Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



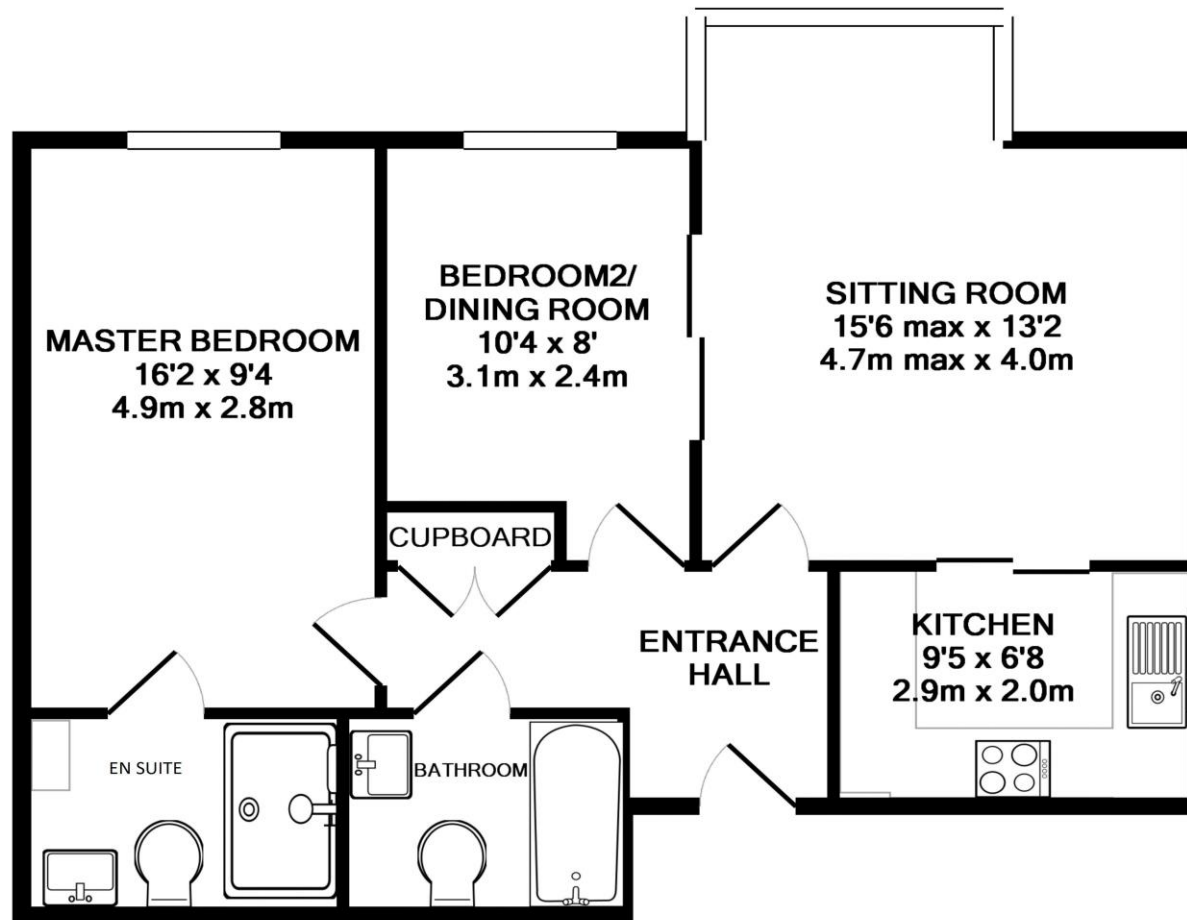


Up your street..



For the latest properties and local news follow marktempler residential sales, yatton on:





TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

EN SUITE

Made with Metropix ©2018