

Flat 5 Hardwick Lodge, 59 High Street Yatton BS49 4EQ

£225,000

marktempler

RESIDENTIAL SALES





#### PROPERTY TYPE

Detached house



#### HOW BIG

623.00 sq ft



#### BEDROOMS

2



#### RECEPTION ROOMS

1



#### BATHROOMS

2



#### WARMTH

uPVC double glazing and oil fired central heating



#### PARKING

Off street and double garage



#### OUTSIDE SPACE

Front and rear



#### EPC RATING

B



#### COUNCIL TAX BAND

B

A beautifully presented, two bedroom retirement apartment located within the sought after Hardwick Lodge complex, situated right in the heart of Yatton village. Number 5 is situated on the first floor, located at the rear of the building, providing a wonderfully tranquil and quiet place to call home and offers accommodation that is both well thought out and designed. In brief this fabulous apartment comprises; large sitting room with inset sliding doors opening into 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 communal facilities are equally well catered for, these include a very smart residents lounge with its own kitchen area and adjacent courtyard garden, guest bedroom suite with en suite shower, residents laundry room and a handy storage area, as each apartment enjoys its own lockable cupboard. To the rear there is also parking for residents.

Hardwick Lodge can be found right in the heart of Yatton village and provides amazing access to the post office that is almost adjacent, along with all of the amenities that the precinct has to offer, directly across the road



## Retirement apartment just a stone's throw from the shops in Yatton



### 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 £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes 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.

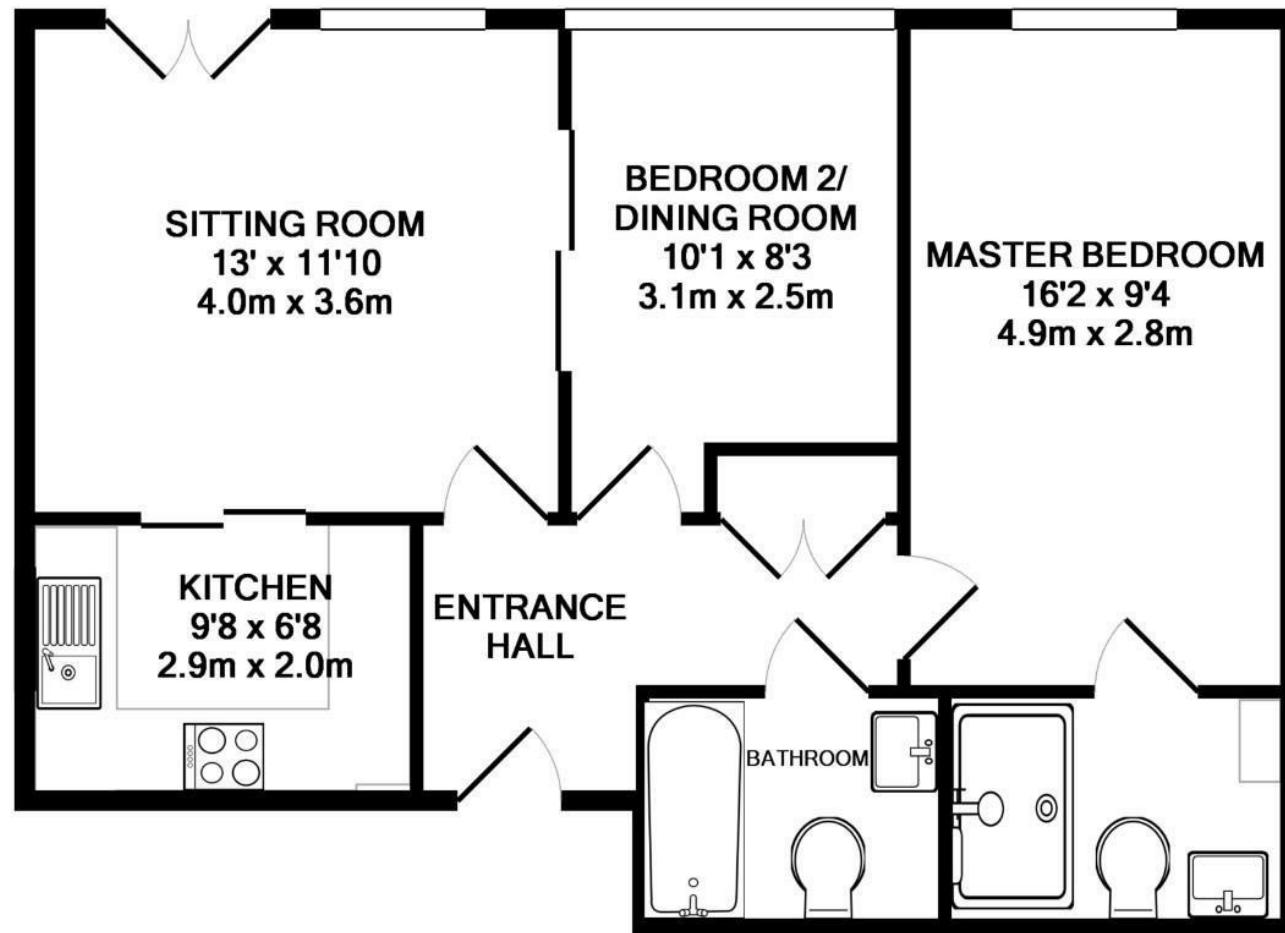


Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

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**TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 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

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