

40 Strawberry Gardens Yatton BS49 4GB











£183,750

marktempler

RESIDENTIAL SALES





	
PROPERTY TYPE First Floor Apartment	HOW BIG 681.10 sq ft
	
BEDROOMS 2	RECEPTION ROOMS 1
	
BATHROOMS 1	WARMTH uPVC double glazing and gas central heating
	
PARKING Non allocated off street	OUTSIDE SPACE Communal
	
EPC RATING B	COUNCIL TAX BAND B

Luxury, nearly new two bedroom retirement apartment situated within the highly regarded Chestnut Park in Yatton's North End – Offering a two bedroom first floor over 55's apartment, finished to the highest of standards, within Strawberry Gardens. Constructed by Housing 21, offering flexible 'extra care' living, providing occupiers with full independence whilst the option of on-site care is available if required. The light and airy apartment offers well-appointed accommodation and is laid out over a single level, with open plan lounge kitchen diner with feature full height bay window, two double bedrooms, 'Jack & Jill' wet room and generous entrance hall with double storage cupboard.

Strawberry Gardens has beautifully landscaped communal gardens, with a wonderful variety of established borders, hosting a delightful range of plants and shrubs. There is also a selection of seating areas within the gardens, making this ideal for enjoying with family and friends during warmer months. The building itself offers a surprising range of services, which include a dedicated housing manager, on site care team 24/7, hair salon, bistro, communal residents lounge, communal laundry, a guest suite and non-allocated parking for residents and their guests.

Chestnut Park is a highly regarded modern development within Yatton's North End, providing convenient access to a wide variety of amenities, including Yatton's mainline railway station, Strawberry Line, local shopping precinct and recently opened Chestnut Park primary school.



## Extra care over 55's apartment in Chestnut Park, 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



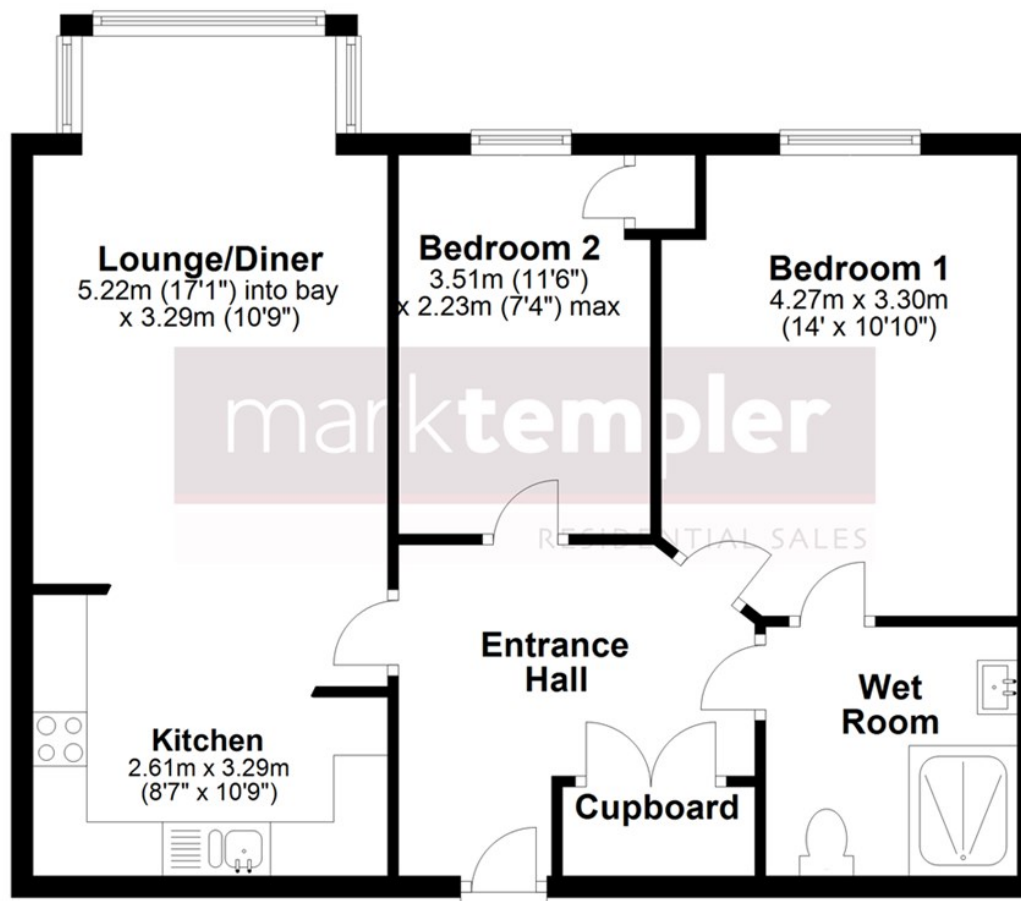
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### First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 63.3 sq. metres (681.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.