

£195,000
Chapel Orchard
Yate, Bristol, BS37 7PL

PROPERTY SUMMARY

This lovely first floor flat briefly comprises of an entrance hall with stairs rising to the front door. A bright and spacious hallway provides access into each room of the property. The kitchen / diner / living room is the real heart of the home and provides a bright and spacious area with two windows allowing natural light to filter in and a Juliet balcony. The kitchen itself has a range of wall / base units and integral appliances including a Neff Coffee Machine and has a breakfast bar. The property boasts two double bedrooms and a bathroom and has plenty of storage space including loft access. There is an allocated parking space outside.

Leasehold Information

Remainder of a 999 year lease (Began in 2002 upon construction).
There is a service charge of approximately £323.69 payable every quarter.

Situation

The town of Yate is situated to the North of Bristol and approximately 11.3 miles from the city centre. Yate has fantastic amenities with a large Shopping Centre, Leisure Centre, two further gyms, restaurants and cafes. There are several choices for Primary and Secondary Schools within the town along with plenty of parks, playgrounds and green space. Yate has a Train Station which is only a few minutes walk from the property providing easy access into Bristol and Bath City Centres along with a direct service to Southmead Hospital. Chipping Sodbury is also only moments away and boasts its Historic High Street with a range of shops, pubs, cafes and a centrally located Waitrose Store.

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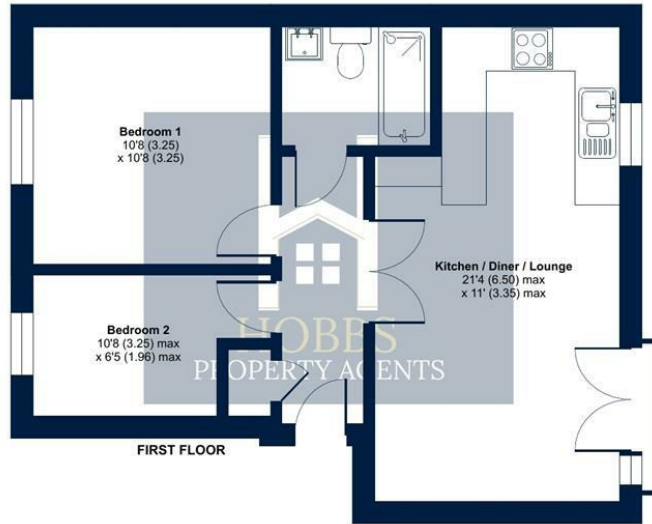
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Chapel Orchard, Yate, Bristol, BS37

Approximate Area = 504 sq ft / 46.8 sq m
For identification only - Not to scale



LOCAL AUTHORITY
South Gloucestershire

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Hobbs Property Agents Limited. REF: 1111402



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