



ASKING PRICE

£217,500

Clark Drive

Yate, Bristol, BS37 7EH

PROPERTY SUMMARY

This beautiful top-floor apartment boasts elegance and functionality, offering a blend of modern amenities and stylish design. With two double bedrooms, including a principle bedroom complete with its own en-suite shower room. The additional bathroom is a generous size with a bath tub, toilet and wash hand basin. The heart of the home is a beautifully integrated kitchen/diner/lounge area, designed for both entertaining and everyday living. Whether you're cooking a gourmet meal, enjoying a casual evening with friends or unwinding in the lounge area, this open-concept space effortlessly accommodates various lifestyles.

The property also benefits from having an allocated parking space.

Leasehold Information

Remainder of a 999 year lease (Approx 995 years remaining)

Service Charge / Ground Rent - £100 per month (£1200 per annum)

Remainder of a 10 year NHBC Warranty (Approx 6 years remaining)

2



2



1



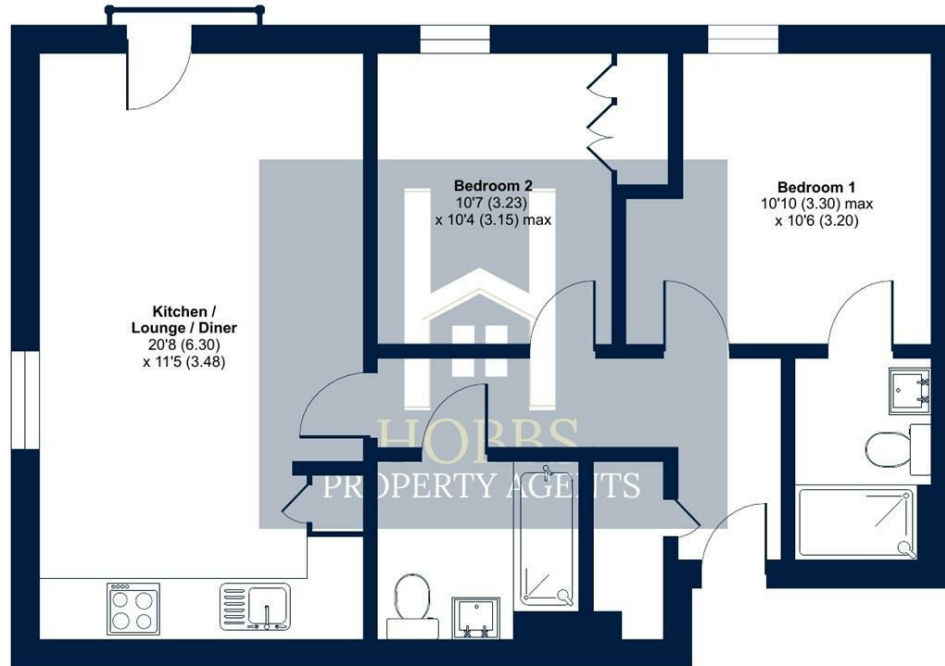




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Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



THIRD FLOOR

LOCAL AUTHORITY
South Gloucestershire Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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). © ncthem 2024. Produced for Hobbs Property Agents Limited. REF: 1114889



OFFICE DETAILS

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