



OFFERS IN EXCESS OF

**£175,000**

**Clark Drive**

Yate, Bristol, BS37 7EH

## PROPERTY SUMMARY

Upon entering, you are greeted by a welcoming hallway providing access to all rooms. The apartment features a generously sized bedroom, offering ample space for rest and relaxation. The heart of this home is its open plan kitchen, diner, and lounge area, providing a versatile space for entertaining and everyday living. The modern kitchen is fully equipped with integrated appliances and was upgraded when newly purchased, while the adjoining lounge area offers a comfortable space to unwind. The apartment benefits from a large, well-appointed bathroom, featuring modern fixtures and fittings, providing a tranquil retreat after a long day. The property has plenty of storage space throughout along with upgraded flooring. There is an allocated parking space to the rear of the property. **NO ONWARD CHAIN!**

## Leasehold Information

Remainder of a 999 year lease from 2019 (994 years remaining)

Service charge of £416.81 payable every six months

Ground Rent - £100 per annum

Half Year Parking Court Fee - Approx £36.89

Half Year Estate Charge - Approx £62.43

1



1



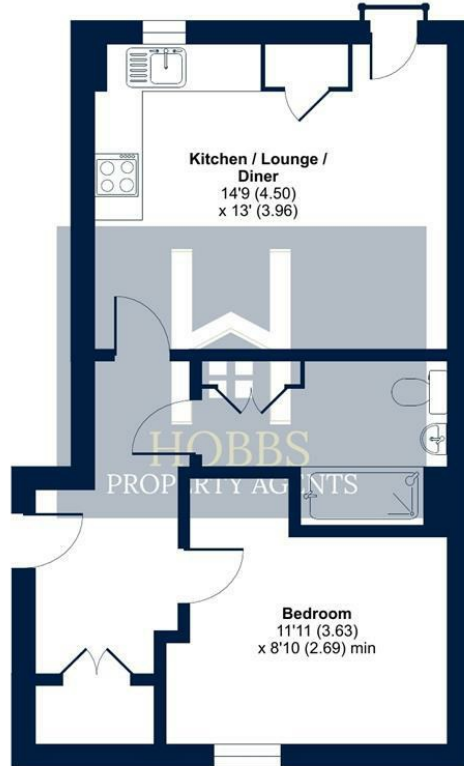
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## Clark Drive, Yate, Bristol, BS37

Approximate Area = 469 sq ft / 43.6 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2024. Produced for Hobbs Property Agents Limited. REF: 1117197

**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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



### OFFICE DETAILS

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