



GUIDE PRICE

£289,950

Rockwood House

Gravel Hill Road, Yate, BS37 7BW

PROPERTY SUMMARY

This impeccably renovated first floor apartment showcases contemporary elegance and spacious comfort. As you step inside, you are greeted by a spacious hallway leading into the beautifully designed kitchen, equipped with appliances, sleek countertops, and ample storage space, perfect for culinary enthusiasts. The apartment features three generously sized double bedrooms, each offering ample natural light and serene views across the communal gardens, providing a perfect retreat for rest and relaxation.

The heart of the home is the expansive living/dining/family room, an open concept space that seamlessly blends modern style with functionality. This versatile area is ideal for entertaining guests, family gatherings, or quiet evenings in. The balcony provides a fantastic open space for al-fresco dining and offers stunning open views.

The apartment also includes a well appointed bathroom with a relaxing atmosphere, complimented by an additional shower room, ensuring convenience and comfort for all residents. Every detail in this home has been thoughtfully considered, making it a perfect blend of style, space, and comfort.

Nestled within the breathtaking surroundings of Rockwood House are the stunning communal grounds, meticulously landscaped to provide residents with a tranquil retreat. Step outside and immerse yourself in the natural beauty that surrounds the property. Whether you're taking a leisurely stroll through manicured gardens or finding a peaceful spot to sit and enjoy the scenery, the communal grounds offer a serene escape from the hustle and bustle of everyday life.

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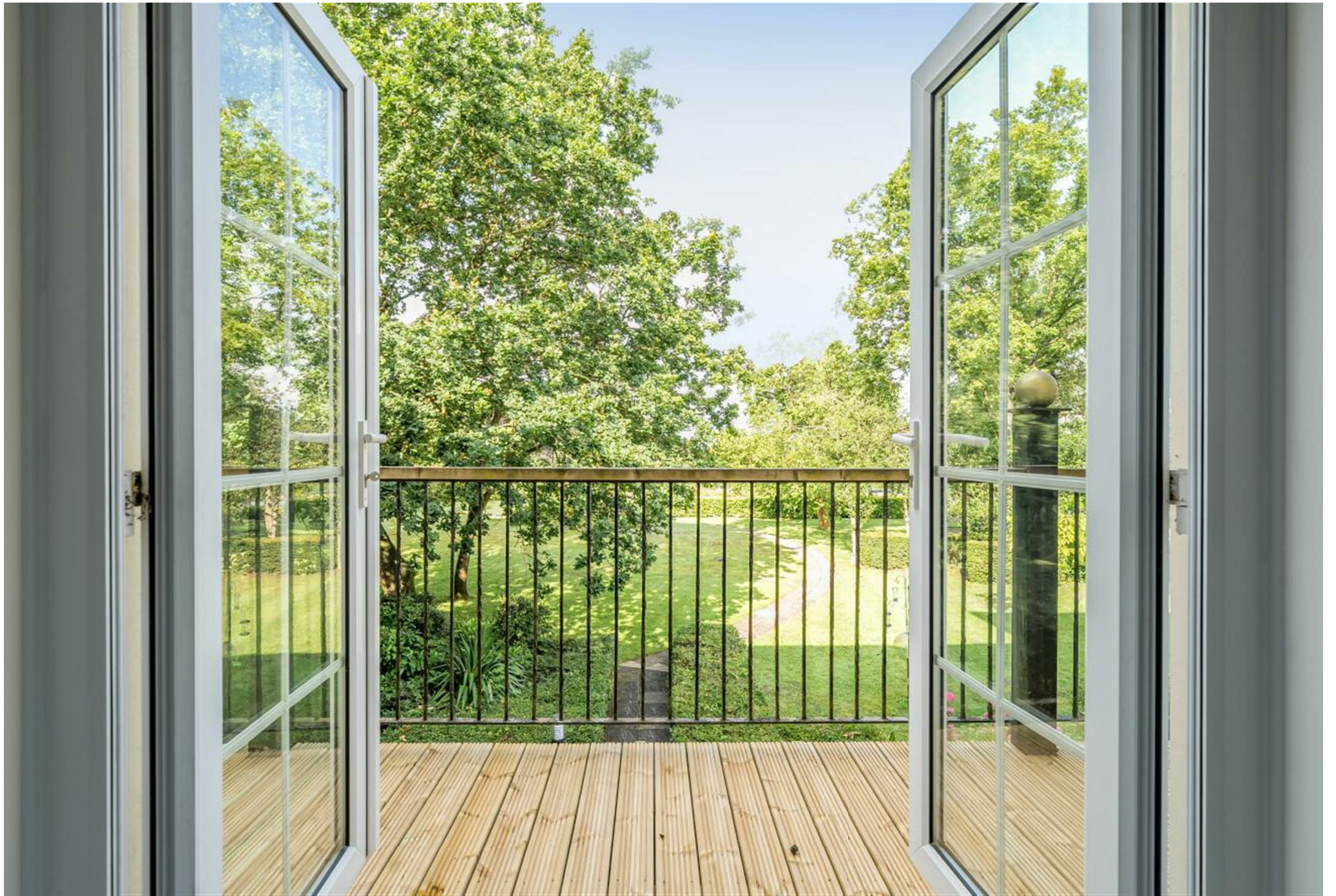


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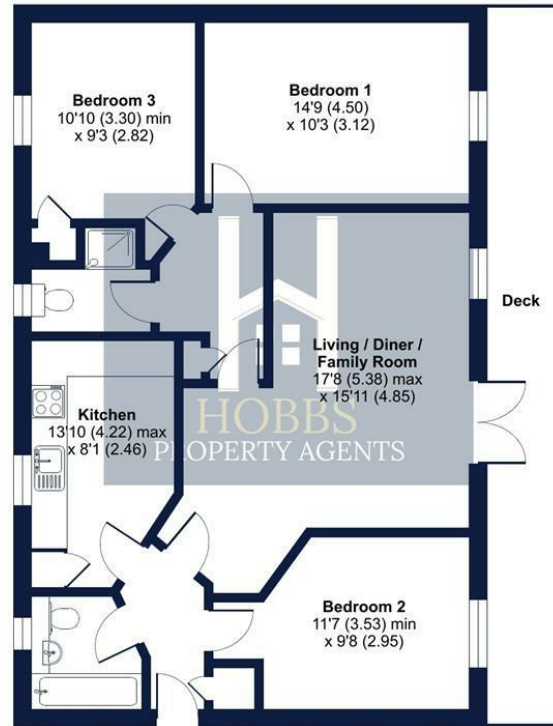






Rockwood House, Gravel Hill Road, Yate, Bristol, BS37

Approximate Area = 943 sq ft / 87.6 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: 1159968

LOCAL AUTHORITY
South Gloucestershire

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C		71	77
(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



OFFICE DETAILS

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