

ASKING PRICE

**£224,995**

**Clark Drive**

Yate, BS37 7EH



## PROPERTY SUMMARY

A well presented two bedroom ground floor apartment, constructed in 2020, offering modern and comfortable living throughout. The property features an inviting entrance hall that leads to a spacious kitchen, dining and family room, ideal for both everyday living and entertaining. There are two generously sized double bedrooms, with the principal bedroom benefiting from its own en suite shower room. A separate modern bathroom serves the second bedroom and guests. The apartment also includes three useful storage cupboards and comes with allocated parking to the rear, providing convenience and ease of access.

Remainder of 999 year lease started in 2020

Service Charge is approximately £110 per month

Ground Rent is approximately £100 per year

Management company is Pinnacle Property Management

2



2



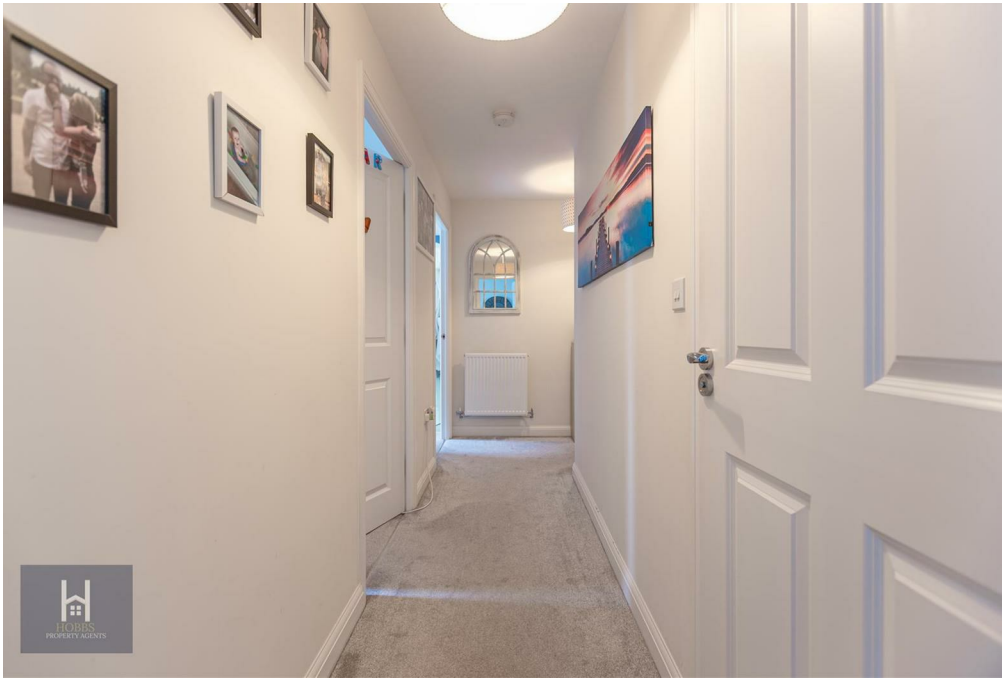
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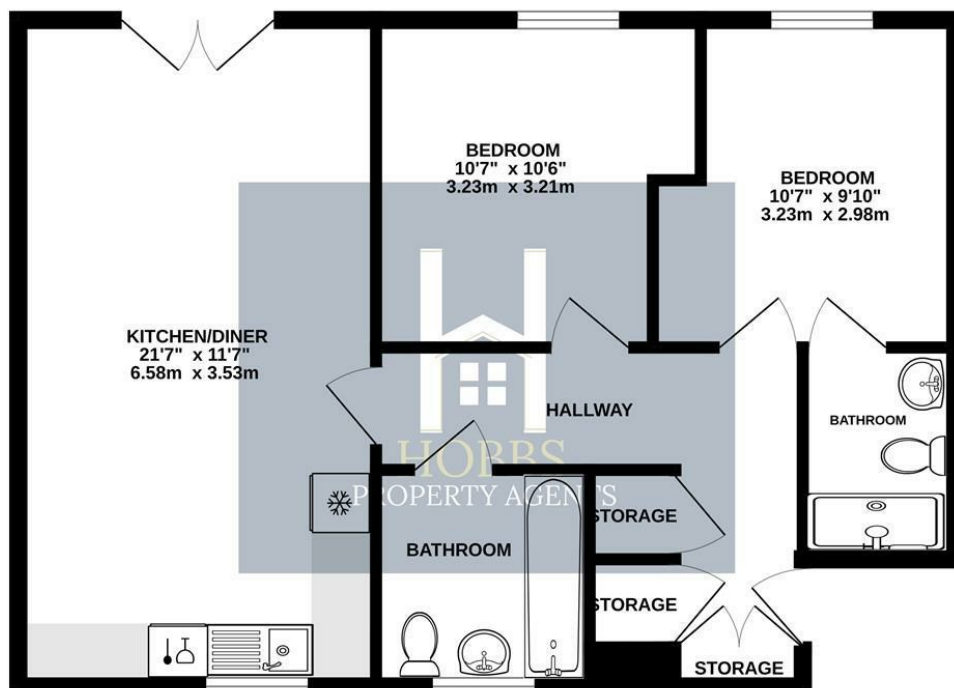








**GROUND FLOOR**  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.  
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.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
Not energy efficient - higher running costs		
<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**

01454 529 024  
sales@hobbspropertyagents.co.uk