



£195,000

Normandy Drive

Yate, BS37 4FJ

PROPERTY SUMMARY

As you enter, you are greeted by a welcoming hallway with a convenient storage cupboard, ideal for keeping everyday essentials tucked away. The property features two generous double bedrooms, providing plenty of space for rest and relaxation.

A modern bathroom serves the apartment, combining style and practicality. The large lounge and dining room offers an open and versatile space, perfect for entertaining or simply unwinding at the end of the day. The kitchen is well-appointed with ample storage, making it easy to keep everything organised while preparing meals.

Outside there is an allocated parking space for a car.

Lease - Remainder of 999 year lease (began in 2013)

Service Charge for 2025 - £106.34

Ground Rent - £250 per annum

2



1



1

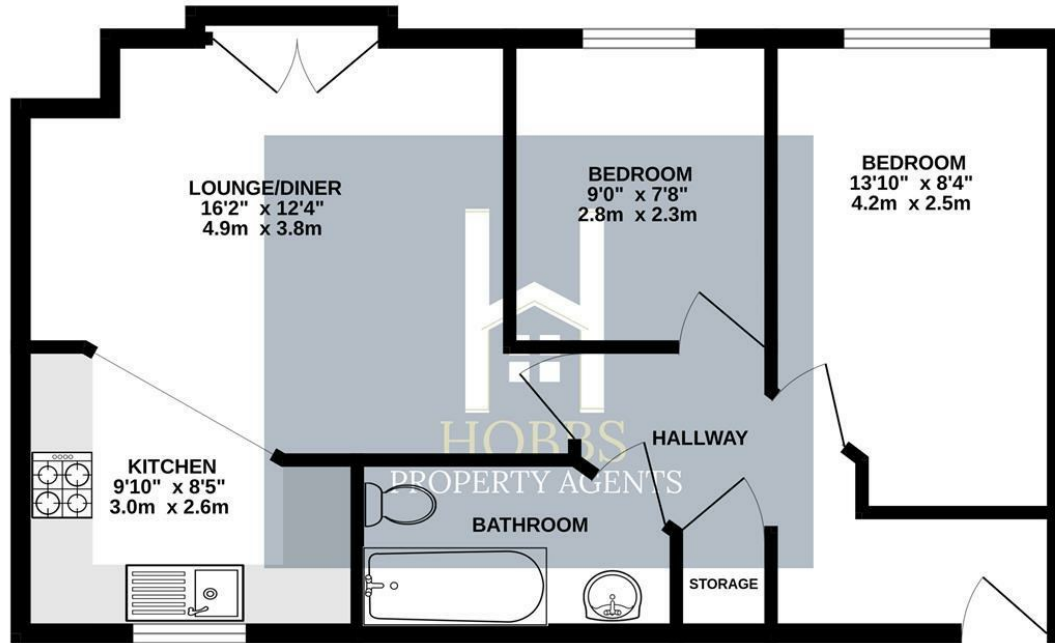








1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.8 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) A		
(81-91) B	82	82
(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



OFFICE DETAILS

01454 529 024
sales@hobbspropertyagents.co.uk