

for sale

offers in excess of **£220,000** Leasehold



Clark Drive Yate Bristol BS37 7EH

* FANTASTIC GROUND FLOOR MODERN APARTMENT * TWO BEDROOMS * EN-SUITE TO PRINCIPAL BEDROOM * UPGRADED KITCHEN * STYLISH GENEROUS LIVING ACCOMMODATION * ALLOCATED PARKING * GREEN SPACES AND CYCLE PATH NEARBY *



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Property Details

Communal Entrance

Communal entrance hallway with intercom system.

Entrance Hall

Entrance door with intercom system, utility cupboard with plumbing for washing machine, further storage cupboard with shelving, fitted shoe storage cupboard, telephone point, smooth ceiling, radiator and doors to rooms.

Kitchen / Dining / Family Area

23' 5" x 11' 8" (7.14m x 3.56m)

Double glazed window to rear elevation and double glazed french doors to front elevation. TV point and media plate, radiator.

Modern fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink/drain, tiled splashbacks, under-counter fridge, electric oven with gas hob and extractor fan over, integrated dishwasher, cupboard housing central heating boiler, smooth ceiling and radiator.

Bedroom One

10' 8" x 10' 5" (3.25m x 3.17m)

Double glazed full length window to front elevation, TV point, smooth ceiling, radiator and door leading to en-suite.

En-Suite

Shower cubicle, low level WC, pedestal wash hand basin, tiled splashbacks, smooth ceiling, partially tiled walls and heated towel rail.

Bedroom Two

10' 7" reducing to 8' 7" x 10' 5" (3.23m reducing to 8' 7" x 3.17m)

Double glazed full length window to front elevation, smooth ceiling and radiator.

Bathroom

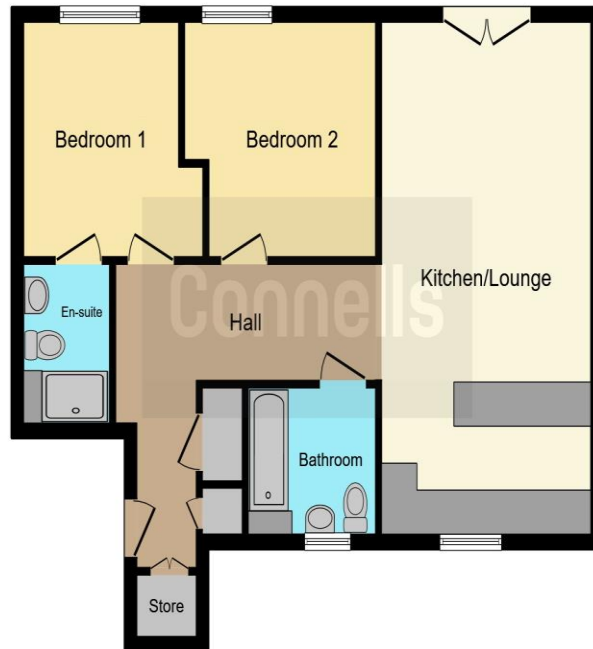
Double glazed window with obscured glass panel to rear elevation. Bathroom suite comprising bath with mixer tap and hand held spray attachment, low level WC, pedestal wash hand basin with mixer tap and tiled splashback, partially tiled walls and feature mirror tiles, smooth ceiling and heated towel rail.

Outside Space

Parking

One allocated parking space and visitor parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Tenure: Leasehold

EPC Rating: B

Property Ref: YAT307534 - 0006

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for these types of leasehold properties.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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