

for sale

£175,000 Leasehold



Abbotswood Yate Bristol BS37 4NF

- * TWO BEDROOM GROUND FLOOR APARTMENT
- * LOUNGE/DINING AREA
- * KITCHEN AREA
- * MODERN BATHROOM
- * PLENTIFUL STORAGE
- * COMMUNAL AREAS
- * GARAGE *

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Property Details

Communal Hallway

Lockable storage cupboard and bin storage.

Entrance Hall

Door leading from communal hallway, intercom system, two storage cupboards one housing hot water tank and other with slatted shelving.

Lounge / Dining Area

20' 4" max x 12' 1" (6.20m max x 3.68m)

Double glazed window to rear elevation, TV point, electric wall mounted heaters, textured ceiling and open to kitchen.

Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed window to front elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink with two drainers, tiled splashbacks, space for cooker, plumbing and space for washing machine and cupboard housing hot water tank.

Bedroom One

12' 1" x 10' 4" plus built-in cupboard (3.68m x 3.15m plus built-in cupboard)

Double glazed window to rear elevation, smooth ceiling and electric wall mounted heater.

Bedroom Two

13' 7" inc built-in wardrobe x 8' 8" (4.14m inc built-in wardrobe x 2.64m)

Double glazed window to rear elevation, smooth ceiling and electric wall mounted heater.

Bathroom

Double glazed window with obscured glass panel to front elevation. Bathroom suite comprising panelled bath with shower over and glass shower screen, low level WC, wash hand basin inset into vanity unit, partially tiled walls and smooth ceiling.

Outside Space

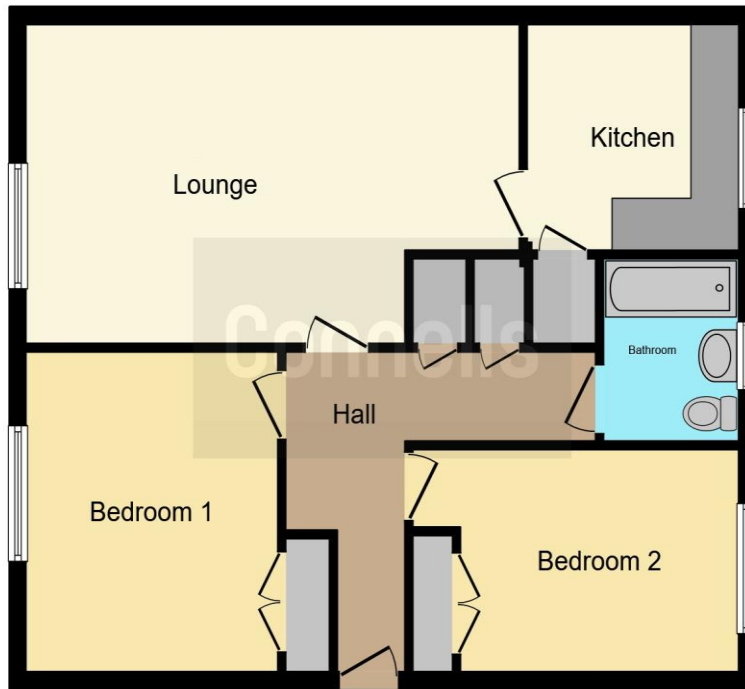
Gardens

Communal gardens.

Garage

With up and over door located within a block and on street 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: E

Property Ref: YAT307632 - 0004

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Nov 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as Leasehold property.

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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