

for sale

offers in excess of **£230,000** Leasehold



Dowsell Way Yate Bristol BS37 7EB

Immaculately presented top floor apartment, two double bedrooms, one with balcony. Integrated appliances, Allocated parking spaces, popular location.



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Property Details

Entrance Hall

Door to communal hall, radiator and 2 storage cupboards, loft access and intercom.

Lounge / Dining Area

15' 1" max x 12' 9" max (4.60m max x 3.89m max)

Double glazed window to side elevation, Juliette balcony with glass screen, TV point and radiator.

Kitchen

10' 1" x 6' 6" (3.07m x 1.98m)

Double glazed window to rear elevation. Fitted kitchen with a range of modern cashmere high gloss drawer and base units with work surfaces over, stainless steel sink and drainer with tap over, cupboard housing the combi boiler, integrated electric oven with gas hob and stainless steel chimney style extractor, integrated washing machine, integrated dishwasher, integrated fridge/freezer and laminate flooring.

Bedroom One

12' 11" max x 11' 10" (3.94m max x 3.61m)

Double glazed french doors leading to balcony with glass screens around, radiator.

Bedroom Two

11' 1" max x 10' 9" max (3.38m max x 3.28m max)

Double glazed window to rear elevation, radiator.

Bathroom

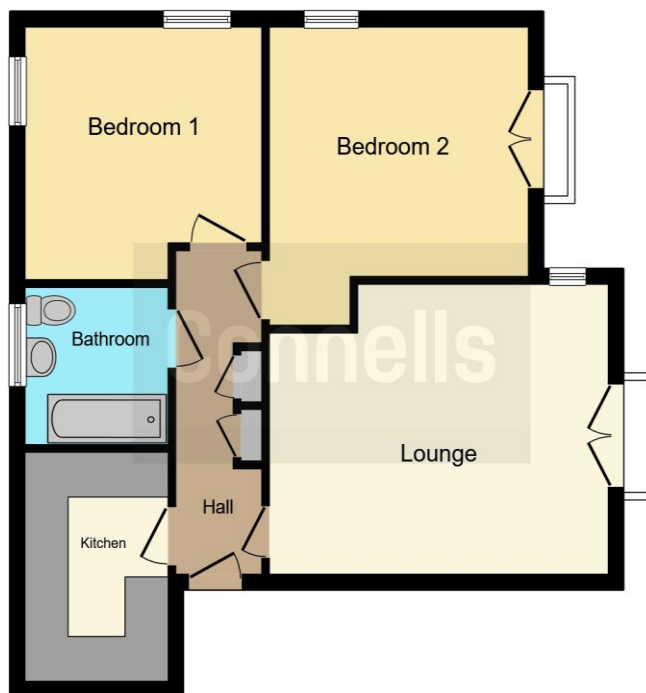
Double glazed window with obscured glass panel. Bathroom suite comprising bath with mixer tap and shower over with glass shower screen, low level WC, wash hand basin, extractor fan, shaver point and ladder style radiator.

Outside Space

Parking

2 allocated parking spaces.





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: YAT307739 - 0005

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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