

for sale

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



## Clark Drive Yate Bristol BS37 7FS

\* EXCEPTIONAL \* TWO BEDROOM \* TOP FLOOR APARTMENT (ONE OF ONLY TWO IN THE BLOCK) \* EN-SUITE TO THE PRINCIPAL BEDROOM \* BATHROOM \* OPEN PLAN LIVING ACCOMMODATION INCORPORATING KITCHEN/DINING/LIVING ROOM \* ALLOCATED PARKING \* GAS CENTRAL HEATING \* BIN AND BICYCLE STORAGE \* NHBG STILL VALID \*

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# Property Details

## Entrance Hall

Entrance door with intercom system, double glazed window to rear elevation, storage cupboard (using as a utility cupboard), further storage cupboard which houses fusebox and has slatted shelving, smooth ceiling, doors to rooms and radiator.

## Kitchen / Dining / Living Area

21' 1" x 11' 4" ( 6.43m x 3.45m )

### Kitchen Area

Double glazed window to rear elevation and double glazed full length window to front elevation. Fitted kitchen comprising base units with work surfaces over incorporating a stainless steel sink/drainage and wall mounted cupboard housing boiler. Electric oven and hob with extractor over, feature partially tiled walls, integrated fridge/freezer, integrated dishwasher, smooth ceiling and opening to dining/living area.

### Dining / Living Area

TV point, smooth ceiling and two radiators.

## Bedroom One

13' 3" reducing to 23' 11" x 10' 10" inc built-in wardrobe ( 4.04m reducing to 23' 11" x 3.30m inc built-in wardrobe )

Double glazed full length window to front elevation, built-in wardrobe, smooth ceiling, radiator and door leading to en-suite.

## En-Suite

Double shower cubicle with tiled walls, low level WC, pedestal wash hand basin with mixer tap over, tiled splashbacks, shaver point, smooth ceiling with extractor fan and chrome heated towel rail.

## Bedroom Two

13' 4" inc fitted wardrobe x 8' 4" plus built-in wardrobe ( 4.06m inc fitted wardrobe x 2.54m plus built-in wardrobe )

Double glazed full length window to front elevation, built-in wardrobe with hanging rail and storage shelving and fitted wardrobe, smooth ceiling and radiator.

## Bathroom

Double glazed window to rear elevation. Bathroom suite comprising panelled bath with mixer tap and shower over with shower screen, low level WC, partially tiled walls, pedestal wash hand basin with mixer tap over, tiled splashbacks, smooth ceiling with extractor fan and chrome heated towel rail.

## Outside Space

Communal space with bike and separate bin storage.

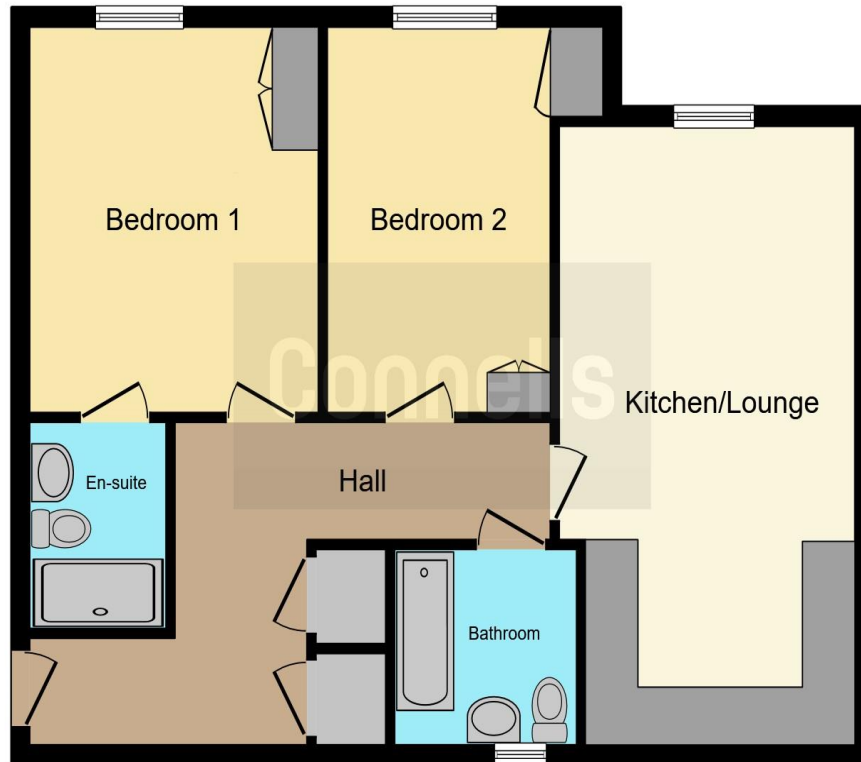
## Parking

One allocated parking space.

## Agents Note:

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**Tenure:** Leasehold

**EPC Rating:** B

Property Ref: YAT307752 - 0002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

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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