



Chargrove Yate Bristol BS37 4LQ

for sale offers in excess of
£175,000



Property Description

This smartly presented two-bedroom, apartment is prime for those looking to get themselves on the ladder. A generous lounge, dining area leads through to the kitchen. Two double bedrooms and the bathroom are offset from the hallway, which has an intercom system. This property comes double glazed and has electric heating. Externally, this home benefits from having a useful Garage, as well as communal areas. With its' array of shops, schools and leisure facilities, along with excellent commuter links and green spaces, Yate is always a popular choice. Be sure to call Connells at your earliest convenience, to arrange your appointment to view!



Communal Hallway

Entrance Hall

Textured ceiling, wood effect laminate flooring. Doors to room, fuse box, intercom system, electric wall mounted heater, cupboard housing hot water tank.

Lounge/Dining Area

16' 10" x 12' 1" (5.13m x 3.68m)

Double glazed window to side and rear aspect, wood effect laminate flooring open to kitchen area via archway, timber and glazed door from entrance hallway, TV point, smooth ceiling.

Kitchen Area

Double glazed window to rear aspect, open to lounge dining area, electric hob and oven with extractor over, 2 x stainless steel bowl sink with worktops over, tiled splashback and a range of wall and base units with plumbing and space for washing machine and fridge freezer.

Bedroom One

13' 4" x 8' 6" (4.06m x 2.59m)

Double glazed window to side aspect, fitted wardrobe, TV point.

Bedroom Two

12' 5" max incl fitted wardrobe x 8' 6" (3.78m max incl fitted wardrobe x 2.59m)

Double glazed window to side aspect, smooth ceiling.

Bathroom

Obscured double glazed window to side aspect, chrome heated towel rail, W.C. with wash hand basin, panelled bath with shower over, tiled flooring.

Front Garden

Communal areas

Rear Garden

Communal areas

Outbuildings

Garage in a block and resident 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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EPC Rating: D

Council Tax
 Band: A

Service Charge:
 1560.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/YAT307942

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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