



Abbotswood, Yate BRISTOL BS37 4NF

welcome to

Abbotswood, Yate BRISTOL

- THREE BEDROOM APARTMENT
- GARAGE & OFF STREET PARKING
- LOUNGE/DINER OPEN TO KITCHEN
- GENEROUSLY SIZED
- CLOSE TO LOCAL SCHOOLS & AMENITIES

Tenure: Leasehold EPC Rating: F

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 items such as Leasehold packs.

offers in the region of

£195,000

NO ONWARD CHAINGARAGE***This top floor apartment is beautifully presented with an abundance of natural light and a spacious, airy atmosphere. It features three generously sized bedrooms, a comfortable lounge and dining area, a well-equipped kitchen and a modern family bathroom.



Entrance Hall

Lounge/Diner

20' 5" x 12' 1" (6.22m x 3.68m)

Kitchen

8' 8" x 8' 6" (2.64m x 2.59m)

Bedroom One

12' x 10' 3" (3.66m x 3.12m)

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Three

12' 7" x 7' (3.84m x 2.13m)

Bathroom

view this property online allenandharris.co.uk/Property/CPS104828



Property Ref:

CPS104828 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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