

Chargrove, Yate, BS37 4LQ  
£1,100



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Council Tax Band: A

We are delighted to present this two bedroom flat in Chargrove, Yate.

This ground floor flat has a large lounge/diner, a modern kitchen and bathroom and two double bedrooms. Also available is a single garage with a parking space in front.

The property is available immediately.

Council tax band A

£1100 ppm

Holding deposit £250

Deposit £1269

No Smokers.

Really sorry but no pets. No Sharers

An income of £38,000 pa is required for this property.

Full referencing and ID checks will apply.

## Hallway

Front door. Access phone intercom. Shoe store. Two storage cupboards.

## Lounge/Diner

20'7" x 12'1" (6.28 x 3.70)

uPVC double glazed windows. Electric wall panel heater. TV point.

## Kitchen

8'7" x 8'7" (2.63 x 2.62)

uPVC double glazed windows. Wall and floor mounted storage units. Stainless steel sink and drainer. Fridge/freezer. Electric oven and hob. Stainless steel cooker hood. Space for washing machine.

## Bedroom 1

12'1" x 10'0" (3.69 x 3.06)

uPVC double glazed windows. Double wardrobe. Electric panel heater.

## Bedroom 2

13'3" max x 8'5" (4.05 max x 2.58)

uPVC double glazed windows. Double wardrobe. Electric panel heater.

## Bathroom

6'9" x 5'7" (2.08 x 1.72)

Frosted uPVC double glazed windows. Low level WC. Panel bath with shower over. Basin on vanity unit. Extractor fan. Tile floor. Ladder style radiator.

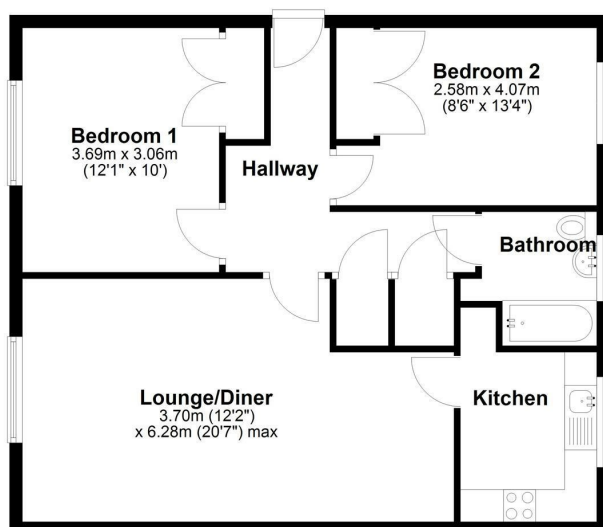
## Garage

Up and over door. Parking to front.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 