



Ash Close, Yate Bristol BS37 5TP

welcome to

Ash Close, Yate Bristol

***** NO ONWARD CHAIN ***** This Fantastic one bedroom apartment with newly fitted kitchen, cloakroom, lounge/diner, newly fitted bathroom, enclosed rear garden, allocated off street parking, Close to local amenities and link roads for commuting into Brstol and Surrounding Areas.

Entrance Hall

Composite front door, radiator, tiled flooring, electric box. door leading to cloakroom.

This maybe subject to change.

Cloakroom

Double glazed window to front, W/C, Wash hand basin, Tiled Flooring.

Lounge /Diner

Double glazed window to front, Radiator.

Kitchen

Double glazed window to side, Newly fitted kitchen wall and base units with worktops over, electric hob and oven, newly fitted boiler, space for fridge/freezer, space for washing machine, tiled flooring,

Bedroom

Double glazed door and windows to rear, storage cupboard, access to rear garden, door leading to main bathroom, radiator.

Bathroom

Double glazed window to rear, W/C, wash hand basin, Bath with shower over, tiled walls and flooring, radiator.

Garden

Lawn laid to path, side access gate, shed, patio area.

Allocated Parking

Allocated off street parking space to rear.

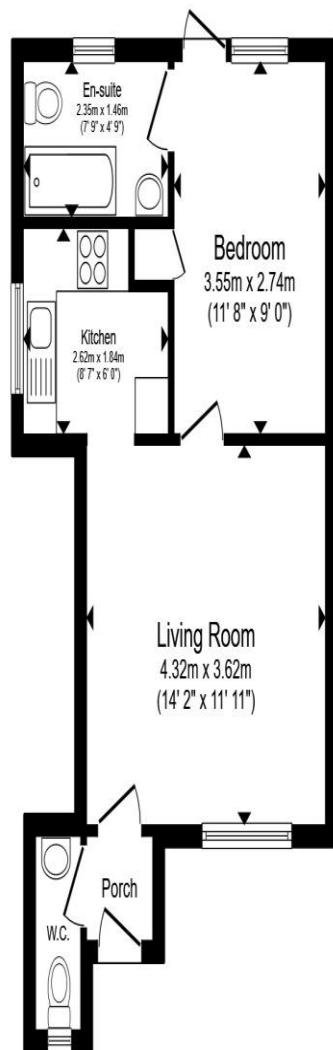
Agent Note

This property is leasehold

Ground Rent £15.00 per Year

No Service Charges

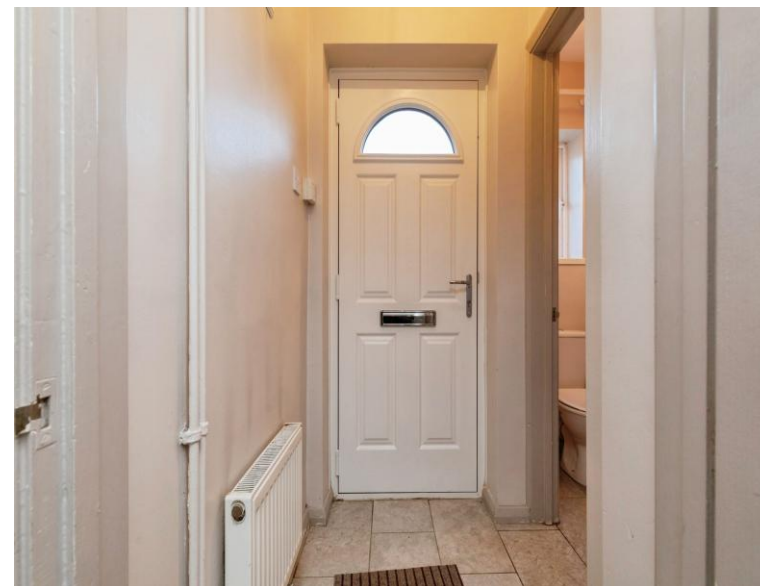
Buildings Insurance £469.25 per Year



Total floor area 38.4 m² (413 sq.ft.) approx

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.propertybox.io

 allen & harris



welcome to

Ash Close,

Yate Bristol

- NO ONWARD CHAIN
- ONE BEDROOM
- NEWLY FITTED KITCHEN
- CLOAKROOM
- NEWLY FITTED MAIN BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1981. 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

£180,000



view this property online allenandharris.co.uk/Property/CPS105369



Property Ref:
CPS105369 - 0004

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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