



**Connells**

Cater Drive  
Yate Bristol



### Property Description

Elevated, elegant and effortlessly modern - this superb two bedroom top floor SHARED OWNERSHIP apartment on Cater Drive offers stylish living in a highly desirable location.

From the moment you step inside, the sense of light and space is clear. The heart of the home is the impressive open-plan kitchen and lounge - a beautifully designed social space perfect for relaxing evenings, entertaining friends or simply enjoying everyday life. The sleek contemporary kitchen blends seamlessly with the living area, creating a modern, airy environment that feels both spacious and inviting.

Both bedrooms are generously sized, with the principal bedroom enjoying the added luxury of a private en-suite shower room. The second bedroom is equally versatile - ideal for guests, a home office or additional living space. A stylish main bathroom completes the accommodation, finished with clean modern fittings.

Positioned on the top floor, the apartment benefits from added privacy and a peaceful setting, all within a well-maintained modern development.

Cater Drive is perfectly placed for convenient living, with local shops, amenities, transport links and green spaces all within easy reach. Whether you're a first-time buyer, professional couple or downsizer, this is a home that delivers both comfort and lifestyle in equal measure.

A fantastic opportunity to own a contemporary home ready to move straight into.

### Hall

Entering into the hall space you will find access to all living and bedrooms, The hall benefits from three storage cupboards so you can store shoes and coats after those rainy days.

### Kitchen/diner/lounge

22' 10" x 11' 5" ( 6.96m x 3.48m )

The Showpiece of the home. An impressive

space designed for modern lifestyles. The room incorporates all living spaces into one allowing for a great entertaining area and easy access to the kitchen to cook whilst still watching your favourite TV programme. The kitchen comes with fitted appliances and extractor. The space also benefits from two double glazed windows and a Juliet balcony.

### Bedroom One

10' 9" x 10' 5" ( 3.28m x 3.17m )

This room comes with a double glazed window and fitted radiator, this room also benefits from having an Ensuite.

### Ensuite

Stylish and contemporary, featuring shower, WC, wash basin and extractor.

### Bedroom Two

10' 8" x 10' 6" ( 3.25m x 3.20m )

A versatile and generously sized room ideal as a second double bedroom, guest room, nursery or home office. The room features a fitted radiator and a double glazed window.

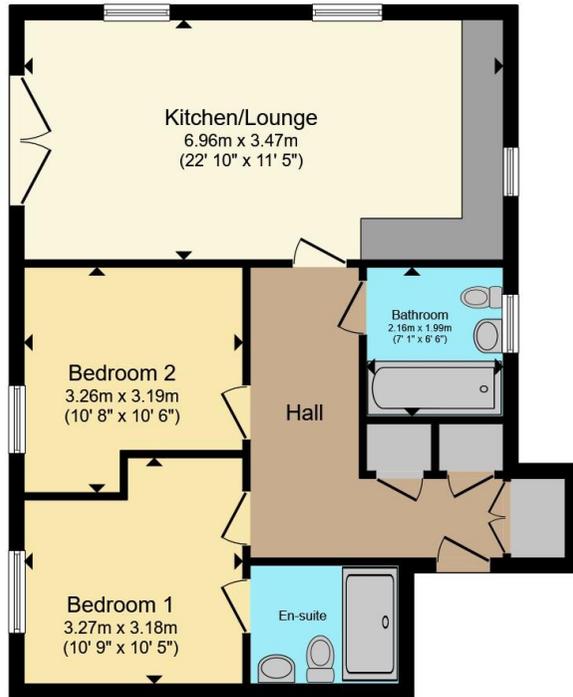
### Bathroom

Modern and well finished, with bath, WC, wash basin and fitted radiator - clean lines and contemporary styling with the build of the property and surrounding development.

### Parking

One allocated parking space





**Floor Plan**

Total floor area 65.0 m<sup>2</sup> (700 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](http://www.propertybox.io)



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72-74 Station Road Yate  
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EPC Rating: B Council Tax Band: B

Service Charge: 1040.00

Ground Rent: 100.00

Tenure: Leasehold

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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 items such as Leasehold packs.



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