





Property Description

Situated on the first floor, this well-proportioned two-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. The property features a generous reception room with ample space for both living and dining furniture, a separate fitted kitchen, two good-sized bedrooms and a family bathroom. Large windows throughout allow for an abundance of natural light, creating a bright and welcoming atmosphere. Offering fantastic potential to personalise and add value, the apartment provides versatile living accommodation to suit a range of lifestyles. Conveniently located within easy reach of local amenities, this is a superb opportunity to acquire a spacious home with great potential.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

12' 1" x 14' 2" (3.68m x 4.32m)

Dining Room

8' 7" x 6' (2.62m x 1.83m)

Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)

Bedroom 1

8' 8" x 11' 1" (2.64m x 3.38m)

Bedroom 2

12' 2" x 10' 2" (3.71m x 3.10m)

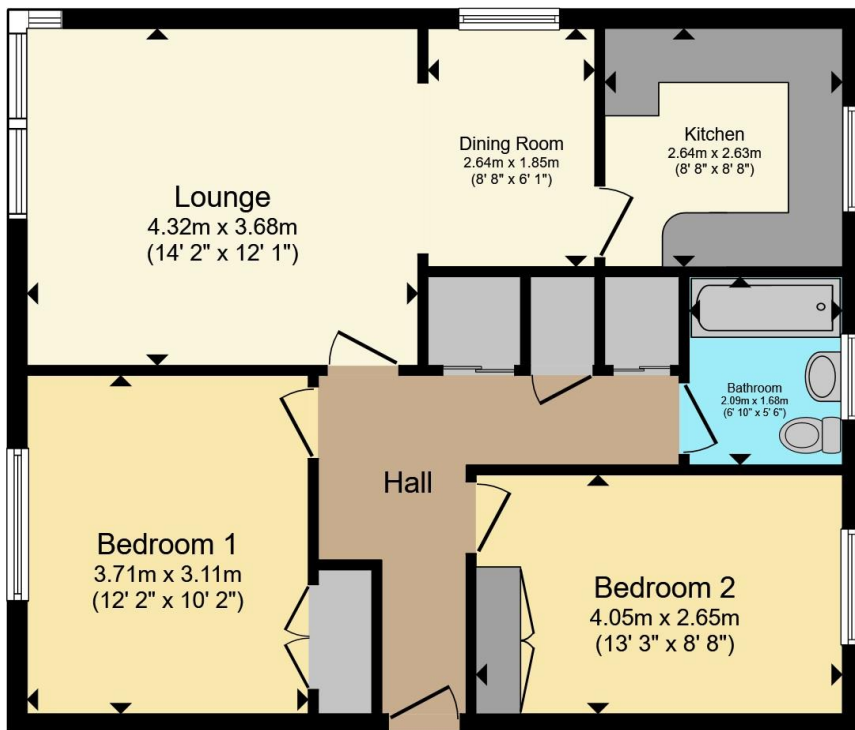
Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Garage

8' 6" x 6' 11" (2.59m x 2.11m)





Total floor area 68.3 m² (735 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

Connells



To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/YAT308597

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 Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT308597 - 0004