



Connells

Chapel Orchard
Yate Bristol



Property Description

Step inside and discover a thoughtfully designed apartment where a central hallway provides access to all rooms, creating a seamless flow throughout the home. The spacious lounge/dining room is undoubtedly the heart of the property, flooded with natural light and offering plenty of space for both relaxing and entertaining. Double doors open onto a charming Juliet balcony, providing an attractive outlook and enhancing the sense of space and light.

The adjoining kitchen has been designed with everyday living in mind, featuring ample storage, integrated cooking appliances and dedicated space for additional white goods. A large window ensures the room remains bright and inviting while providing a practical and functional workspace.

The property offers two well-proportioned bedrooms, with the generous principal bedroom providing an excellent retreat at the end of the day. The second bedroom offers superb versatility, making it ideal as a guest room or office space.

The main bedroom is generously sized, complete with a double glazed window and plenty of room to personalise into a peaceful retreat. The second bedroom also benefits from a double glazed window and offers flexibility as a guest room, office or additional living space.

Completing the property is a stylish bathroom, featuring a large overhead rainfall shower, wash hand basin, toilet and a towel radiator, all complemented by a double glazed window. This inviting apartment is ready to become a wonderful home.

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.

Hall

Radiator, Storage Unit, Access to Lounge, 2 Bedrooms and Bathroom

Lounge

13' 1" x 11' 5" (3.99m x 3.48m)
Radiator, Double Glazed Doors to Juliet Balcony, Access to Kitchen

Kitchen

Cabinet Storage, Built in gas four-ring burner hob and oven. Space for Washing machine/Dishwasher and Fridge, Double Glazed Window

Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m)
Double Glazed Window, Radiator

Bedroom 2

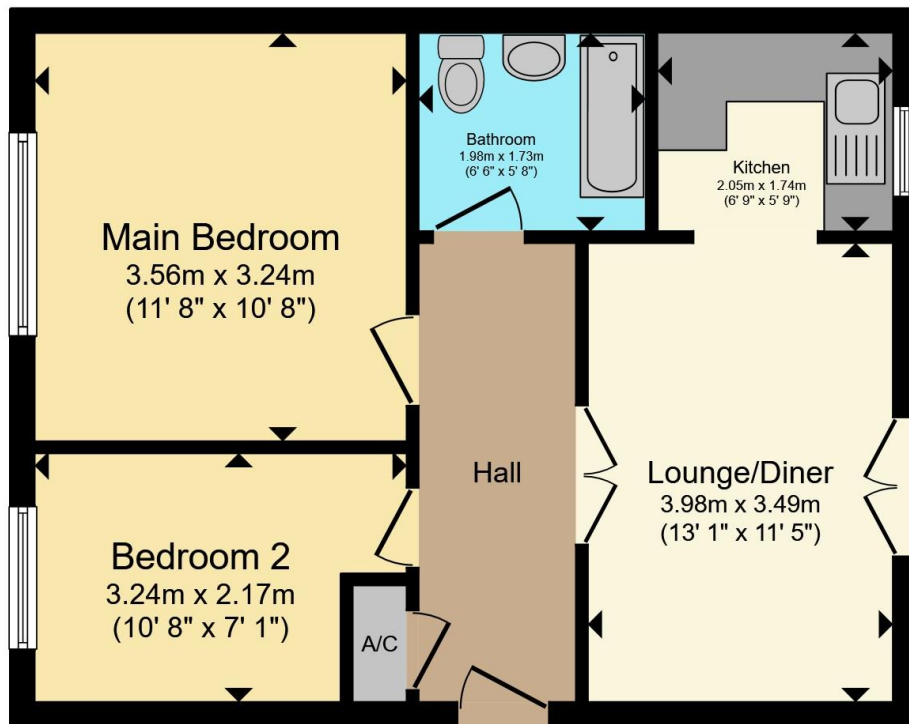
10' 8" x 7' 1" (3.25m x 2.16m)
Double Glazed Window, Radiator

Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)
Overhead rainfall shower, Towel Radiator, Wash Hand Basin, Pedestal Toilet, Double Glazed Window

Garage





Total floor area 43.5 m² (469 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



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72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: C

Council Tax
Band: A

Service Charge:
1572.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/YAT308530

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 2005. 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.

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Property Ref: YAT308530 - 0004