



Clark Drive,
Yate,
BS37

£165,000

 2  2  1  B

Welcome to this charming 2nd-floor flat located on Clark Drive in the lovely town of Yate, Bristol. This modern property boasts a delightful open plan lounge and kitchen area, perfect for entertaining guests or simply relaxing after a long day. With 2 bedrooms, including a master ensuite shower room, modern bathroom, this flat offers both comfort and convenience. The flat, built in 2022, exudes a contemporary feel with its sleek design and well-thought-out layout. The property also comes with the added bonus of a parking space, ensuring you never have to worry about finding a spot after a busy day out and about. Situated in a prime location, this flat is ideal for those looking for a peaceful retreat while still being close to all the amenities that Yate has to offer. Whether you're a first-time buyer, a young professional, or looking to downsize, this property is sure to tick all the boxes. Don't miss out on the opportunity to make this wonderful flat your new home. Contact us today to arrange a viewing and take the first step towards owning 75% of this fantastic property on Clark Drive.



Entrance Hall

Telecom entry system, radiator, access to loft space, wood effect flooring, walk in storage cupboard, doors into

Lounge & Kitchen Area 20'8" x 11'4"

Tow double glazed full length windows to front and side, TV point, two radiators, range of wall, drawer and base units with work surface over, under lighting and kickboard lighting, stainless steel sink unit with mixer tap, built in electric oven, hob with splash back and stainless steel cooker hood over, integrated appliances to include, fridge/freezer, washing machine, dishwasher, breakfast bar, wood effect flooring, ceiling spotlights.

Bedroom One 10'5" x 8'7" to wardrobes

Double glazed full length window to the side, built in triple wardrobe with spotlights over, radiator, door into

En-Suite

White suite comprising double shower cubicle, WC, pedestal wash hand basin with mixer tap over, radiator, spotlights, extractor fan, tiled walls, wood effect flooring..

Bedroom Two 10' x 8'8" (to wardrobes)

Double glazed full length window to the side, built in triple wardrobe, radiator.

Bathroom 7'1" x 6'5"

White suite comprising, panelled bath with shower over, part tiled walls, WC, pedestal wash hand basin with mixer tap, radiator, wood effect flooring, extractor fan.

Outside

The property has communal bin and bike storage area, allocated parking space and benefits include communal visitors parking spaces.

Agents Note

This property is being sold as a part ownership scheme through Heylo and selling 75% ownership with an additional rental charge of £206 for remaining 25%.

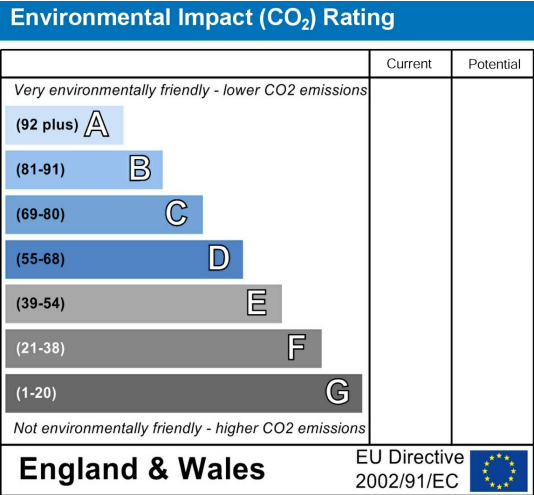
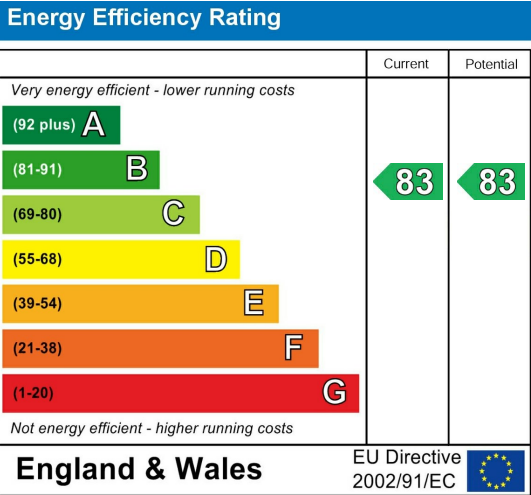
Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s

Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Leasehold
Council Tax Band: B

- 75% Shared Ownership
- 2nd Floor Apartment
- Built 2022
- 2 Double Bedrooms (Master Ensuite)
- Open Plan Lounge Kitchen Area
- Modern Living
- White Bathroom
- Parking Space



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.