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HERE TO GET *you* THERE

Gravel Hill Road,Yate, BS37

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Yate,
BS37

£200,000

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REMAINING LEVY WILL BE PAID BY SELLER !!! Tucked away off Gravel Hill Road in an attractive setting is this upper floor apartment that the seller informs us will benefit from an extended lease to 999 years upon completion." offering a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, enhanced by dual aspect windows that fill the space with natural light. The kitchen provides an ideal setting for both cooking and entertaining. The apartment features two bedrooms, perfect for a small family or professionals seeking extra space. The modern bathroom is thoughtfully designed, ensuring a relaxing retreat at the end of the day. One of the standout features of this property is the attractive communal gardens, which provide a serene outdoor space for residents to enjoy. Additionally, the apartment comes with an allocated parking space, offering the convenience of off-street parking in this desirable area. This property offers a fantastic opportunity for those looking to settle in an appealing location convenient to local amenities and transport links. Whether you are a first-time buyer or seeking a rental investment or downsizing we advise an early inspection of this property in order to secure.













ENTRANCE HALL
Entrance door, intercom system.

LOUNGE 12'4" x 11'10"
Sealed Double glazed window to front and side, inset ceiling lights, electric heater.

KITCHEN 9'10" x 9'1"
Sealed double glazed window to side, wall and base units, work surfaces, stainless steel single drainer sink unit, built in electric oven and hob, extractor fan, space for fridge freezer, spaces for washing machine and dishwasher.

BEDROOM ONE 11'1" x 10'11"
Sealed double glazed window to rear and side, built in double wardrobe, electric heater.

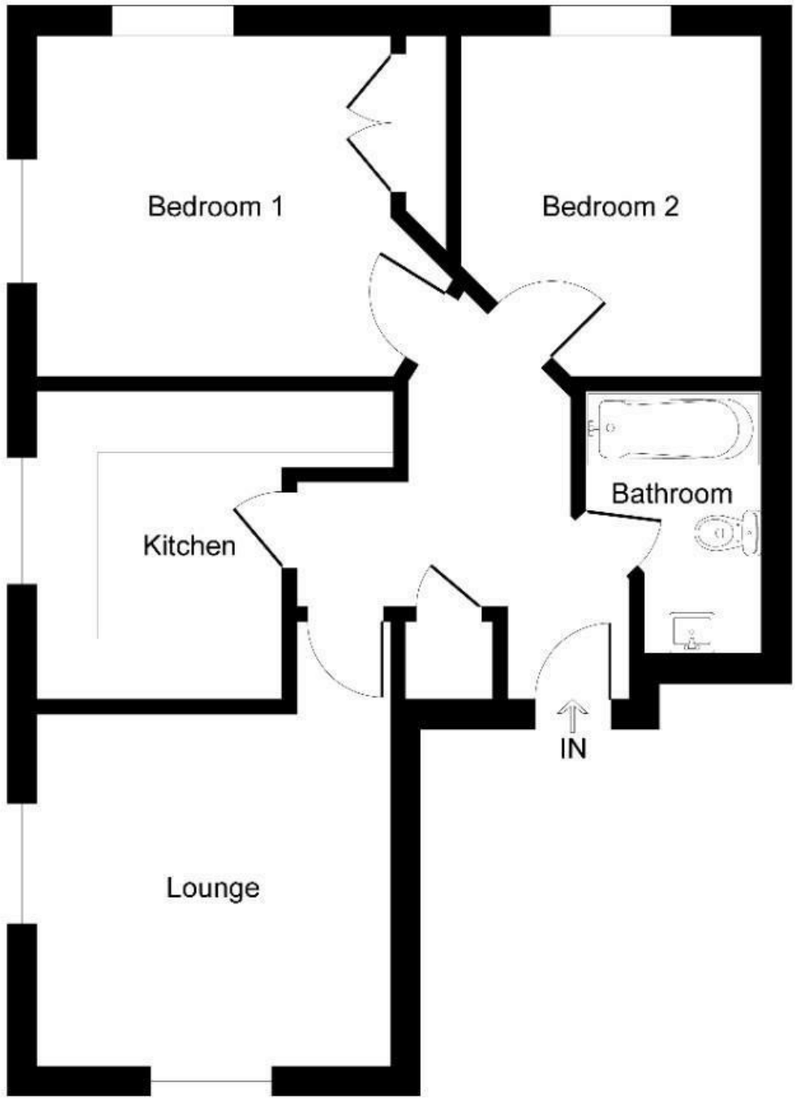
BEDROOM TWO 11'1"max x 9'8"
Sealed double glazed window to rear. electric heater.

BATHROOM
White suite of bath with shower over, pedestal wash hand basin, W/C, heated towel radiator.

PARKING
Allocated parking space.

Agents Note
Maintenance Charge £2,568 per year.
Plus currently a levy charge £1,622.81 a year 8 years left to pay.

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’’

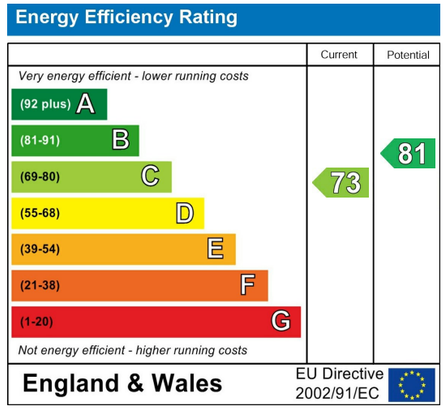


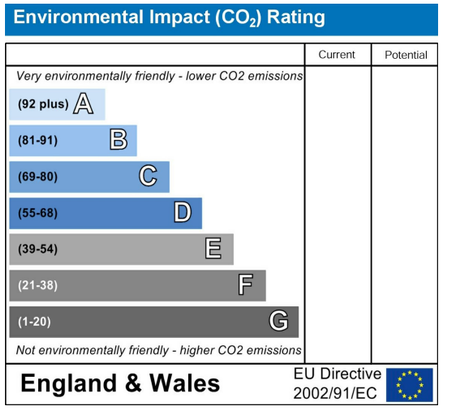
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold
Council Tax Band: C

- Two Bedroom Upper Floor Appartment
- Entrance Hall/Reception Area
- Lounge
- Kitchen
- Bathroom
- Dual Aspect windows
- Attactive Communal Gardens
- Allocated Parking Space
- No Chain





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.

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