



52 Clark Drive, Yate, Bristol

- First Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Bedroom with Built in Wardrobe
- Double Glazing & Gas Central Heating
- Communal Bin Store & Bike Shed
- No Upward Chain
- Built in Appliances & Juliette Balcony
- White Bathroom
- Allocated Parking Space & Visitors Parking

Offers In The Region Of £165,000



Welcome to this modern first-floor flat located on Clark Drive in Yate, Bristol. Built in 2021, this delightful apartment is still under the NHBC warranty, offering peace of mind for potential buyers.

As you enter, you will be greeted by a light and airy open-plan living space that seamlessly combines the living, dining, and kitchen areas. The kitchen is equipped with built-in appliances, making it both stylish and functional. A charming Juliette balcony allows natural light to flood the room, creating a warm and inviting atmosphere.

The master bedroom features a built-in wardrobe, providing ample storage space. The spacious white bathroom is designed with modern fixtures, ensuring a comfortable and contemporary feel.

This property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. For added security and convenience, there is a telecom entry system in place.

Included with the flat is an allocated parking space, along with four visitor parking spaces, making it easy for guests to visit. Additionally, there is a dedicated bin and bike store for your convenience.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this flat offers a perfect blend of modern living in a desirable location. Don't miss the opportunity to view this lovely home.



Entrance

Telecom entry, Stairs to 1st Floor.

Hallway

Intercom entry, radiator, built in double storage cupboard, doors into

Open Plan Living/Kitchen/Diner

14'8" x 13'

Living Area

Double glazed door with Juliette balcony, two radiators, wood effect flooring.

Kitchen Area

Double glazed window to the side, range of fitted wall, drawer and base units with work surface over, stainless steel sink with mixer tap over, electric oven, 4 ring gas hob with splash back and extractor hood over, integrated appliances to include fridge/freezer, washer/dryer and dish washer, wall cupboard housing gas boiler, extractor fan.

Bedroom

11'11" x 9'3"

Double glazed windows to the rear and side, built in mirrored wardrobe with hanging rail and shelving, radiator.

Bathroom

Double glazed window to the rear, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, heated towel with mirror, double storage cupboard, extractor fan, shaver socket, tiled effect flooring, part tiled walls.

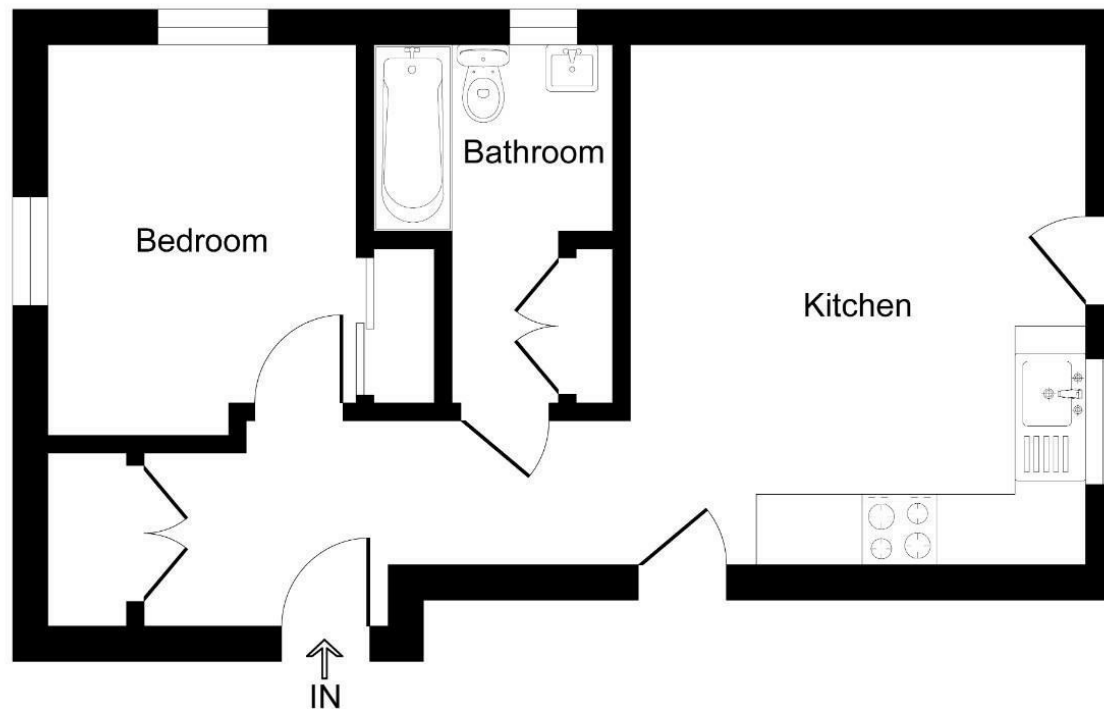
Outside

There is a communal bike & bin storage area. Allocated parking space with four additional visitor spaces available.

Agents Note

Built in 2021 still under the NHBC certificate, the leasehold is 999 years from build with 994 years remaining. There is a maintenance charge applicable for each apartment payable to Pinnacle.

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Ground Floor

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

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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