HUNTERS®
HERE TO GET *you* THERE

Gravel Hill Road, Yate, BS37

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Yate,
BS37

£210,000

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REMAINING LEVY WILL BE PAID BY SELLER !!!
Tucked away off Gravel Hill Yate, this spacious two-bedroom ground floor flat offers a perfect blend of comfort and convenience. Ideal for a couple/single person or those seeking a low-maintenance lifestyle, this property features a well-designed layout that maximises space and light. Upon entering the entrance hall you are welcomed into a lounge/diner, perfect for relaxation or entertaining guests. The flat boasts two inviting bedrooms, providing ample space for rest and personalisation. The kitchen is designed to meet your culinary needs, while the shower room offers a practical and stylish space for your daily routines. The property benefits from electric heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, residents can enjoy the use of communal gardens, providing a lovely outdoor space to unwind and connect with neighbours. For those with vehicles, a garage is included, offering secure parking and extra storage options. This flat is not only a comfortable home but also a fantastic opportunity to enjoy the vibrant community of Yate, with its local amenities and transport links. In summary, this two-bedroom ground floor flat on Gravel Hill Road is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Don't miss your chance to make this charming property your new home.

ENTRANCE HALL
Entrance door, storage cupboard. electric heater.

LOUNGE/DINER 17'8" max x 10'9" - 16'8" max
Double glazed window and door to rear to attractive mature communal gardens, electric heater.

KITCHEN 11'1" x 7'3"
Double glazed window to front, range of wall and base units, work surfaces, sink and drainer, oven, washing machine, fridge freezer.

BEDROOM ONE 11'1" x 9'6" max
Double glazed window to rear, fitted wardrobes.

BEDROOM TWO 111" (to wardrobes) x 9'6" max - 6'4"
Double glazed window to front, fitted wardrobes.

SHOWER ROOM
Double glazed window to front, Shower cubicle, wash hand basin, W/C.

OUTSIDE
Communal patio area with communal mature gardens.

GARAGE
Single garage in a block.

Agents Note
Maintenance Charge £2,568 per year.
Plus currently a levy charge approximately £1,647 a year 8 years left THAT THE SELLER HAS AGREED 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’’

16 Rockwood

Approximate Gross Internal Floor Area = 63.9 sq m / 688 sq ft

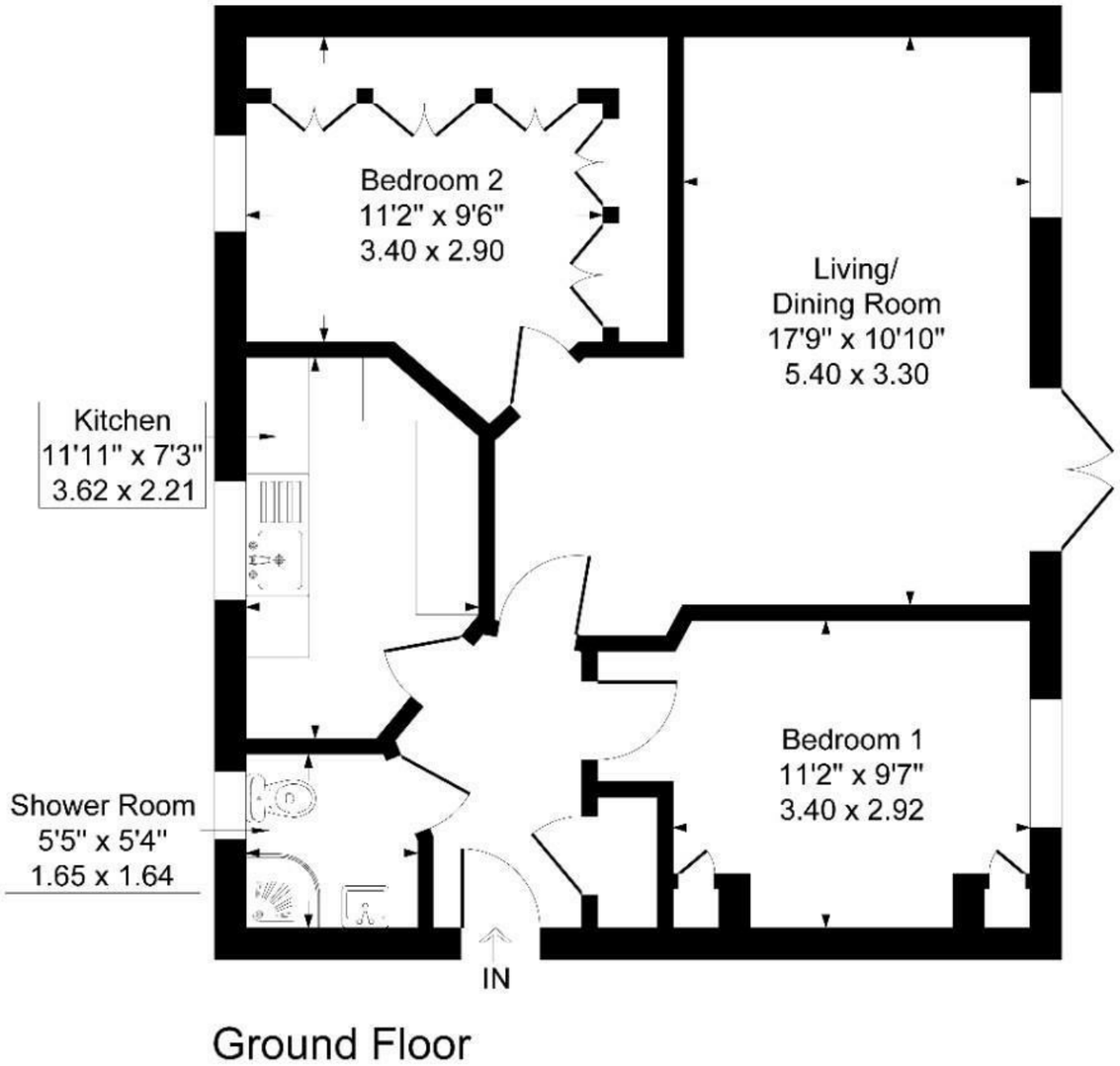
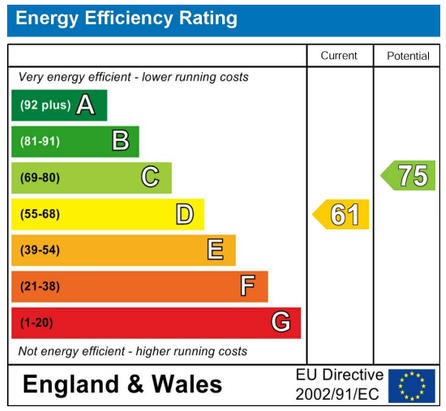
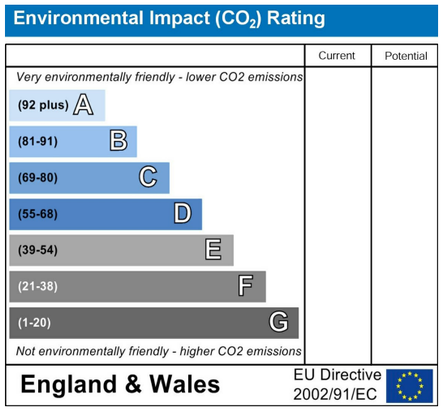


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold
Council Tax Band: B

- GROUND FLOOR FLAT ENJOYING A PLEASANT OUTLOOK
- ENTRANCE HALL
- LOUNGE/DINER
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- MATURE COMMUNAL GARDENS
- GARAGE
- 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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