



# Gravel Hill Road Yate BS37

£225,000



Situated off Gravel Hill Yate, this delightful 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 dining area, perfect for relaxation or entertaining guests. The flat boasts two inviting bedrooms, providing ample space for rest and personalisation. The modern kitchen is equipped 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, intercom system.

#### DINING ROOM 12'6" x 8'8"

Airing cupboard. electric radiator.

#### LOUNGE 15'7" x 11'1"

French double glazed doors, double glazed window to side, tv point, electric fire, pleasant outlook over the communal gardens.

#### KITCHEN 10'2" x 8'11"

Double glazed window to side, range of wall and base units, work surfaces, stainless steel sink unit, tiled splash backs, built in electric oven, electric hob, and extractor hood, washer dryer.

#### BEDROOM ONE 12'3" x 10'5"

Double glazed windows to side and front, electric radiator.

#### BEDROOM TWO 12'7" x 8'11"

Double glazed window to rear, electric radiator.

#### SHOWER ROOM

Shower cubicle, vanity wash hand basin, W/C, tiled walls and floor, heated towel radiator.

#### GARAGE

Single garage in a block

#### COMMUNAL GARDENS

Communal gardens with patio, hedges and trees,

#### AGENTS NOTE

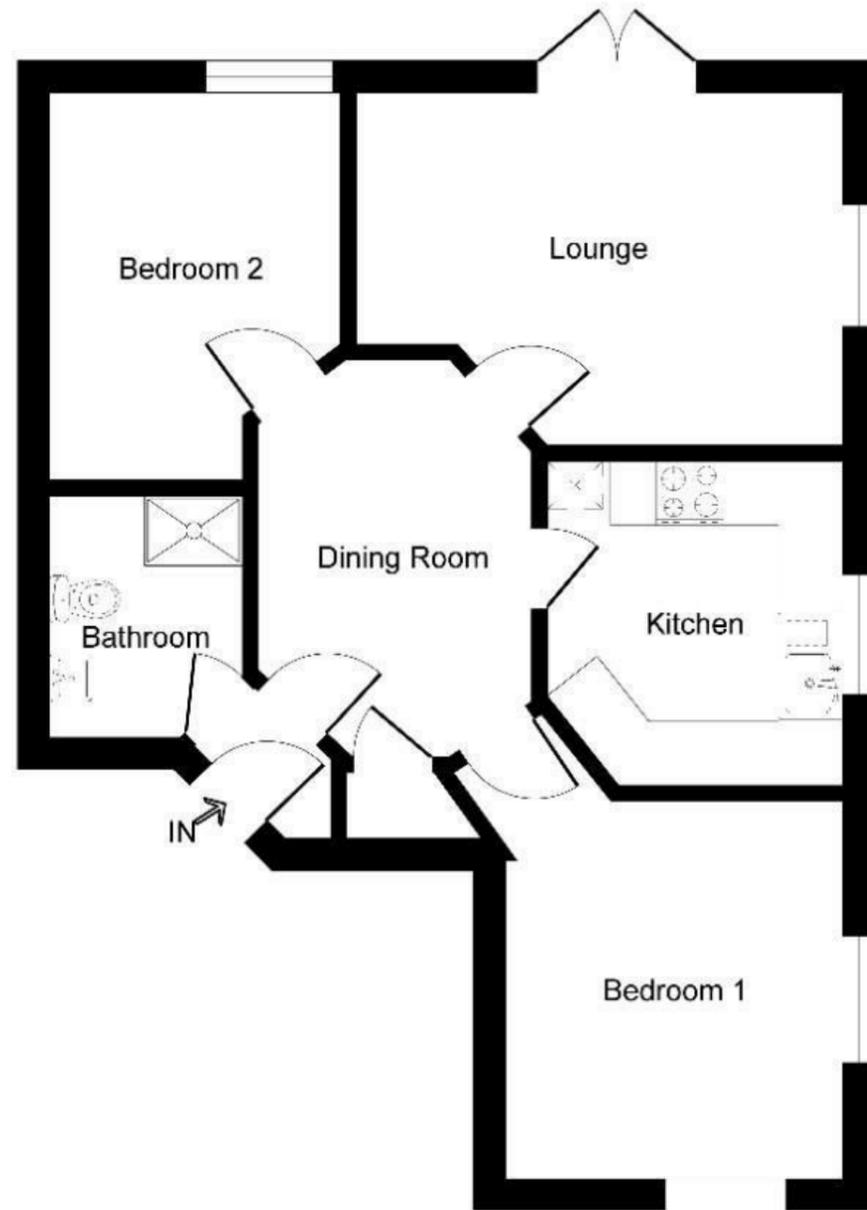
Maintenance Charge £2,568 per year.

Plus currently a levy charge approximately £1,600 a year 8 years left to pay.

#### AGENTS NOTE 2

"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"

# 7 Rockwood House



Ground Floor

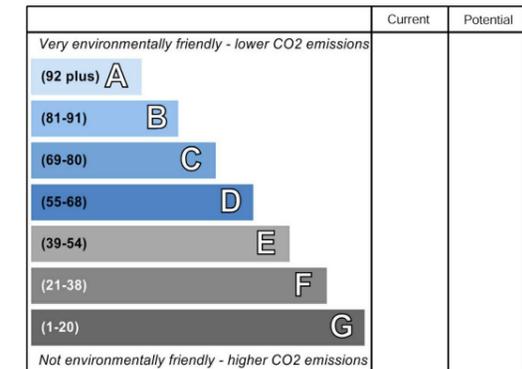
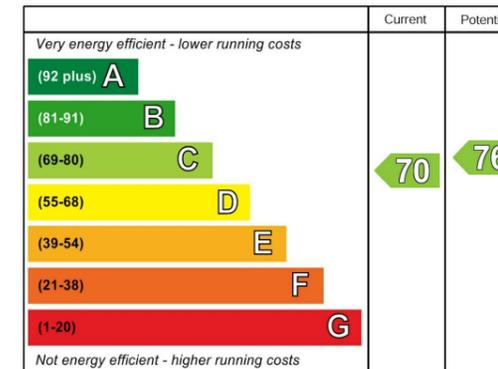
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold  
Council Tax Band: B

- WELL PRESENTED GROUND FLOOR FLAT
- ENTRANCE HALL
- DINING AREA
- LOUNGE
- KITCHEN
- SHOWER ROOM
- TWO BEDROOMS
- DOUBLE GLAZING
- COMMUNAL GARDEN
- GARAGE

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.