



40 Cater Drive, Ladden Garden, Yate

- 50% Shared Ownership
- Ground Floor Apartment
- Open Plan Lounge/Diner/Upgraded Kitchen
- Gas Central Heating & Double Glazed
- No Upward Chain
- Built 2021
- 2 Double Bedrooms (Master En-suite)
- White Bathroom
- Allocated Parking
- Popular Location

50% Shared Ownership £110,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this charming ground floor flat located on Cater Drive in the lovely town of Yate, Bristol. This modern property boasts a delightful open plan lounge/dining and kitchen area, perfect for entertaining guests or simply relaxing after a long day. With 2 double bedrooms, including a master ensuite shower room, modern white bathroom, this flat offers both comfort and convenience.

The flat, built in 2021, 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 50% of this fantastic property on Cater Drive.



Entrance Hallway

Telecom entry system, radiator, wood effect flooring, storage cupboard with shelving, doors into

Open Plan Lounge/Diner/Kitchen

20'8" x 11'4"

Double glazed window to front and side, wood effect flooring, radiator, range of modern wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, integrated appliances to include electric oven and gas hob with cooker hood over, dishwasher, washing machine and fridge/freezer, cupboard housing gas boiler.

Bedroom One

10'5" x 8'9"

Double glazed window, built in wardrobes, radiator, door into

En-suite

7'3" x 4'9"

White suite comprising double shower, WC, pedestal wash hand basin, part tiled walls, extractor fan, heated towel rail.

Bedroom Two

10' x 8'6"

Double glazed window, built in wardrobes, radiator.

Bathroom

7'1" x 6'6"

White suite comprising, panelled bath, pedestal wash hand basin, WC, heated towel rail, extractor fan, part tiled walls.

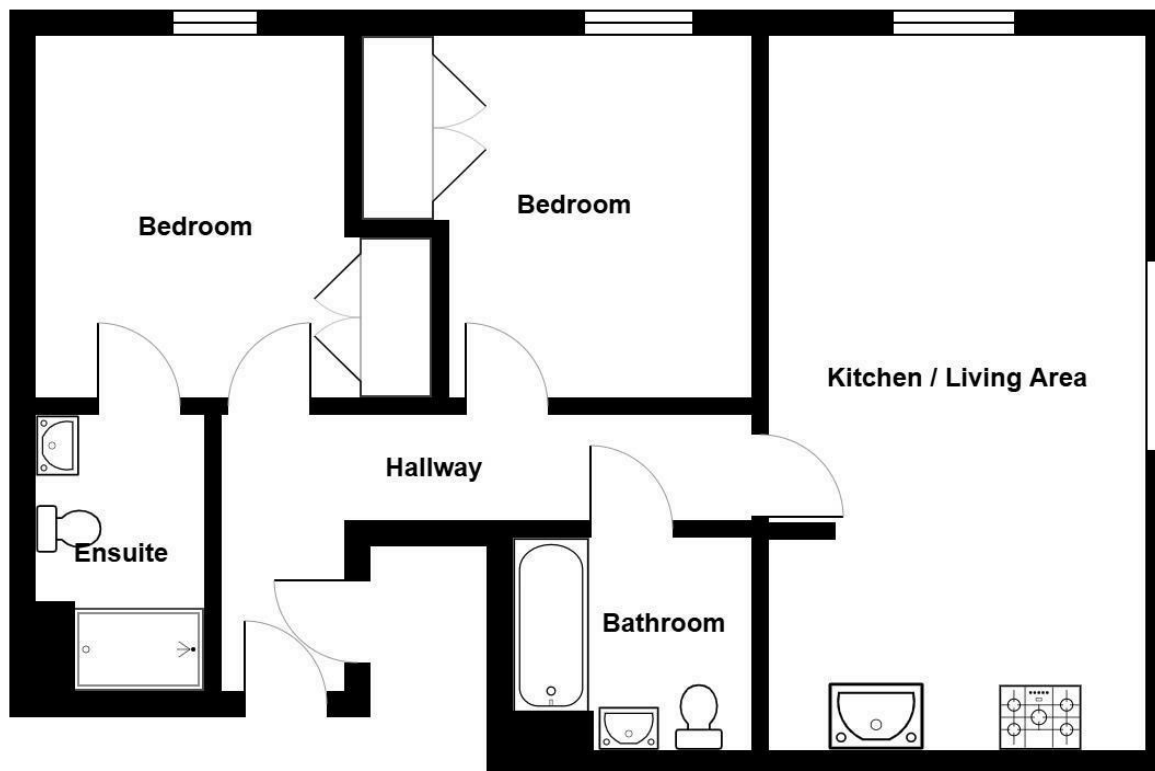
Outside

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

Agents Note

This property is being sold as a part ownership scheme through Heylo and selling 50% ownership with an additional rental charge for remaining 50%. at £308.29 monthly lease management fee £26.30 and separate management fee £130.


"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"



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

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.



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