



  
**£170,000**  
**Hay Leaze**  
Yate, BS37 7YL

### PROPERTY SUMMARY

A beautifully presented first floor flat offering a superb blend of style, comfort and practicality. Upon entering, a welcoming entrance hall provides access to all principal rooms and includes a useful utility cupboard with space for a tumble dryer, helping to maximise the living space throughout the home. The bright and spacious living and dining room provides an excellent area for relaxing and entertaining, with ample space for both lounge and dining furniture. This inviting reception area flows seamlessly into the well appointed kitchen, which is fitted with a range of contemporary units and work surfaces. The generous double bedroom is comfortable, with plenty of room for additional furniture and storage. The property is finished nicely throughout, with a tasteful décor that enhances the sense of light and space.

The property has a 90 year lease (Remainder of 125 years)  
Management Company - POPLAR HOUSE MANAGEMENT LTD (Self managed)  
Service Charge for 2025/26 - £75.29 per month  
Ground Rent - £50 per year

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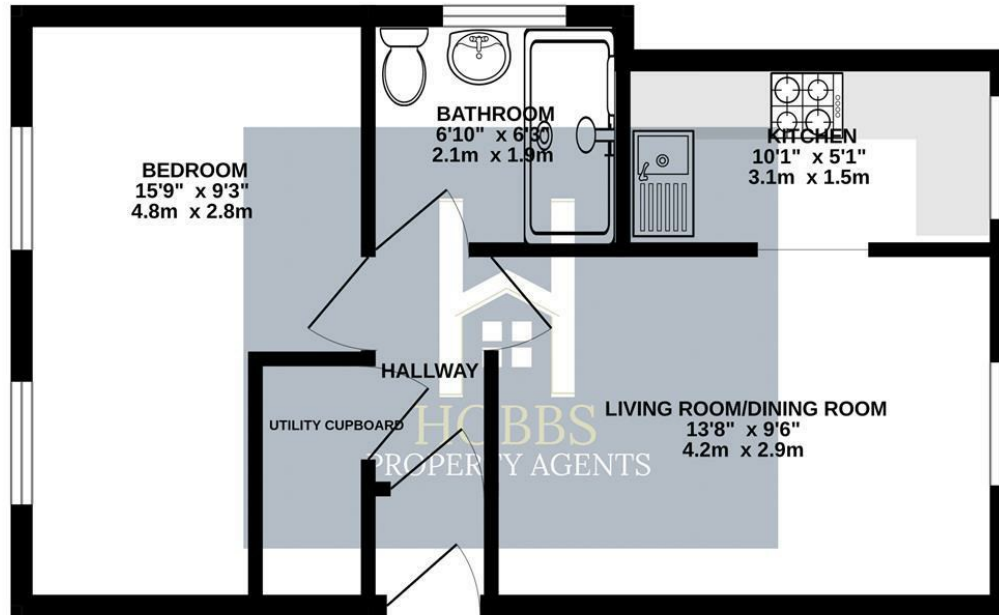








1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



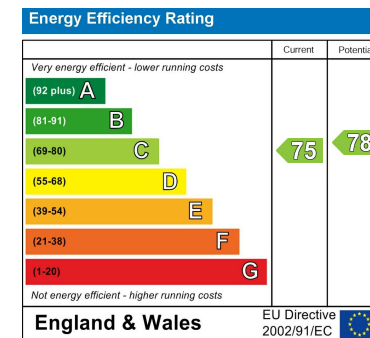
TOTAL FLOOR AREA: 401 sq.ft. (37.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE DETAILS**

01454 529 024  
sales@hobbspropertyagents.co.uk