

£170,000
Clark Drive
Yate, BS37 7EH

PROPERTY SUMMARY

When you step inside, a welcoming hallway gives access to all the rooms. The bedroom is spacious, offering plenty of room to relax. The heart of the apartment is the open plan kitchen, dining, and lounge area perfect for both daily living and entertaining. The bathroom is large and well fitted with modern fixtures. There's plenty of storage throughout the property. Outside, there is an allocated parking space for convenience. This property would make an ideal first time home and is situated within the popular Ladden Garden Village and is only a short stroll away from the parks, bus routes and Sainsburys convenience store.

Leasehold Information

Remainder of 999 year lease (Began in 2020)

Service Charge & Ground Rent - Approx £90 per month

Pinnacle Management Company

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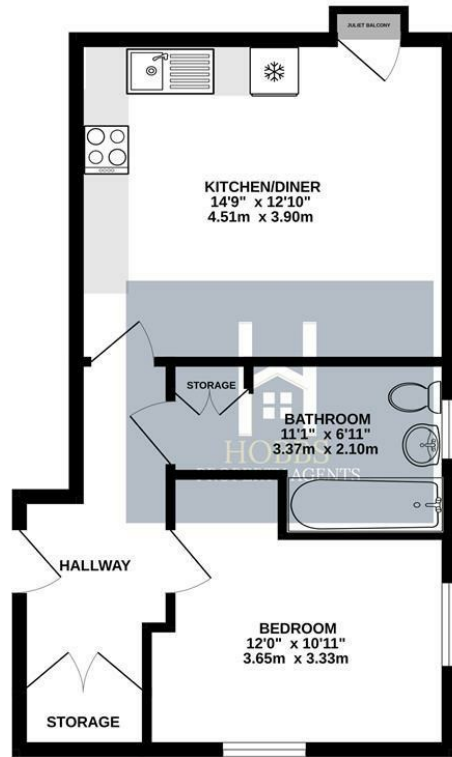


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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.9 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
A

VIEWINGS
By prior appointment only

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	

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



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