



ASKING PRICE

**£275,000**

**Gravel Hill Road**

Yate, BS37 7BW

#### PROPERTY SUMMARY

Upon entering, you are welcomed by a bright and inviting hallway, enhanced by tasteful décor and offering a seamless flow into the rest of the apartment. The spacious living room is filled with natural light from large windows, which also provide stunning views over the beautifully maintained communal grounds.

Adjacent to the living room is the well appointed kitchen, featuring a range of wall and base units, an integrated oven and hob, and ample space for additional appliances. The property further benefits from three generously sized double bedrooms, each offering comfortable and versatile living space. The third bedroom is currently utilised as a dining room, though it would also make an ideal home office or study. Completing the accommodation is a modern bathroom, an additional shower room, and plentiful internal storage throughout, adding to the practicality of this superb apartment.

Nestled within the breathtaking surroundings of Rockwood House are the stunning communal grounds, meticulously landscaped to provide residents with a tranquil retreat. Step outside and immerse yourself in the natural beauty that surrounds the property. Whether you're taking a leisurely stroll through manicured gardens or finding a peaceful spot to sit and enjoy the scenery, the communal grounds offer a serene escape from the hustle and bustle of everyday life. The property also boasts a single garage and the additional communal parking available.

Energy Efficient Electric Heating System (A++) , Mains Electrics and drainage

Service Charges approx £283.43 per month

Ground Rent approx £100 per annum

Levy contribution for ongoing maintenance and improvements – £177.46 per month (fully paid by the vendors for 2026).

Leasehold - 89 years remaining on lease

Pets are subject to lease terms and management approval.

3



2



2





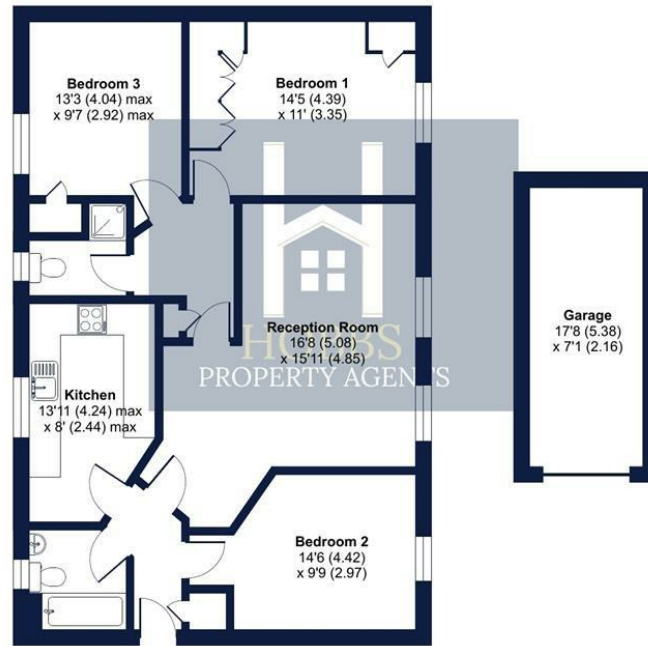




## Rockwood House, Gravel Hill Road, Yate, Bristol, BS37

Approximate Area = 943 sq ft / 87.6 sq m  
Garage = 126 sq ft / 11.7 sq m  
Total = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



TOP FLOOR APARTMENT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hobbs Property Agents Limited. REF: 1096521

## LOCAL AUTHORITY

South Gloucestershire

## TENURE

Leasehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 71      | 76                      |
| 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



## OFFICE DETAILS

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