



**£160,000**  
**Windsor Drive**  
Yate, BS37 5DU

## PROPERTY SUMMARY

Located on the ground floor, this attractive one bedroom apartment offers a well balanced layout with a light and airy feel throughout. The open plan lounge, kitchen and dining area provides a versatile living space, ideal for both everyday living and entertaining, with a door leading directly out to the rear garden which is a great extension of the living area.

The bedroom is comfortably proportioned and enjoys direct access to the bathroom, creating a practical and well thought out arrangement. Well presented and easy to maintain, the property would suit a range of buyers, from first time purchasers to those looking to downsize or invest.

The property further benefits from an allocated off road parking space, along with a low maintenance garden featuring a patio area and artificial lawn.

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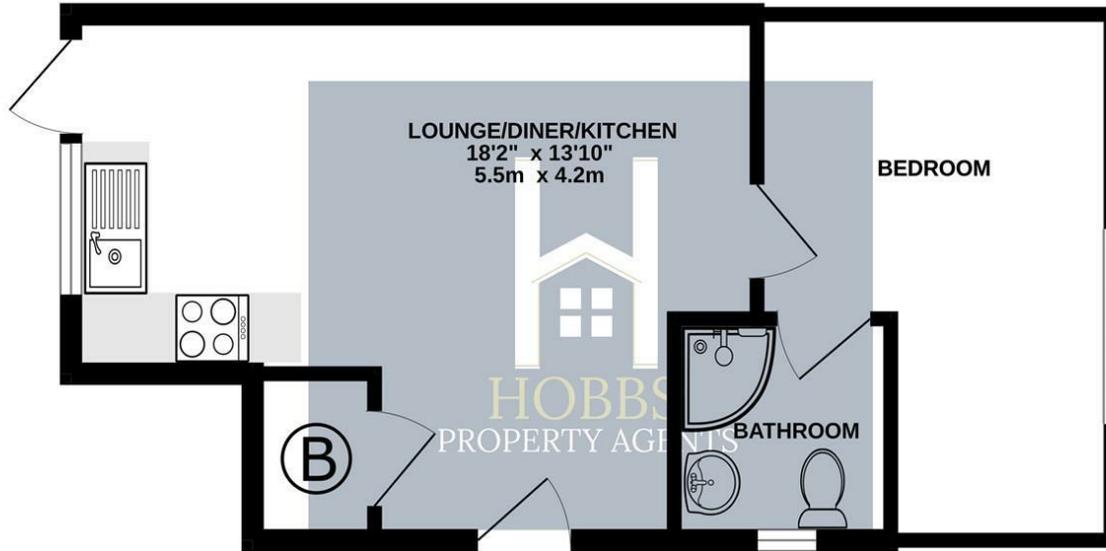








## GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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	

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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