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CHARGROVE, YATE, BRISTOL

OIEO £185,000 Leasehold

A brilliant opportunity for investors and first time buyers alike! A well presented two bedroom first floor flat, close by to local amenities, in central Yate and complete with useful garage and current tenants in the property. Give our office a call today to view!

- Currently Tenanted
- First Floor Flat
- Fitted Bathroom
- Well Presented Property
- Council Tax BAND A
- Fitted Kitchen
- EPC Rating C
- Garage en bloc
- Gas Central Heating
- Great for Investors and

****CHAIN FREE**TENANTS IN SITU****

Could achieve £995pcm for the flat + £85pcm for garage total £1080pcm!

Farringtons are pleased to bring to the market this well presented first floor two bedroom apartment in Chargrove, Yate & ideal for first time buyers or investors as there are currently tenants in situ.

The welcoming entrance hallway gives access to a very well-proportioned lounge/dining room which benefits from a double glazed window overlooking communal gardens laid to lawn.
The apartment also offers a fitted kitchen with a range of wall and base units, built in electric oven and hob, space for a freestanding fridge freezer in an alcove and a space for a washing machine.

Both of the bedrooms are spacious doubles and both benefit from fitted wardrobes.

The flat also offers a family bathroom with an electric shower.

Externally, you will find communal gardens extend to the front of the apartments with resident and visitor parking available on a first come and first served basis.

Further benefits: UPVC double glazing, gas central heating, neutral decor throughout and a single garage en bloc.

A huge possibility for Landlords due to tenants in situ.

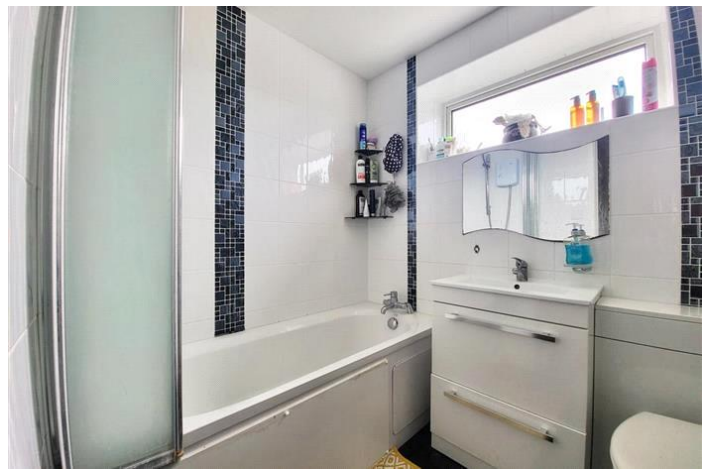
Leasehold property through Easton Bevins management company.

EPC Rating D

Council Tax BAND A

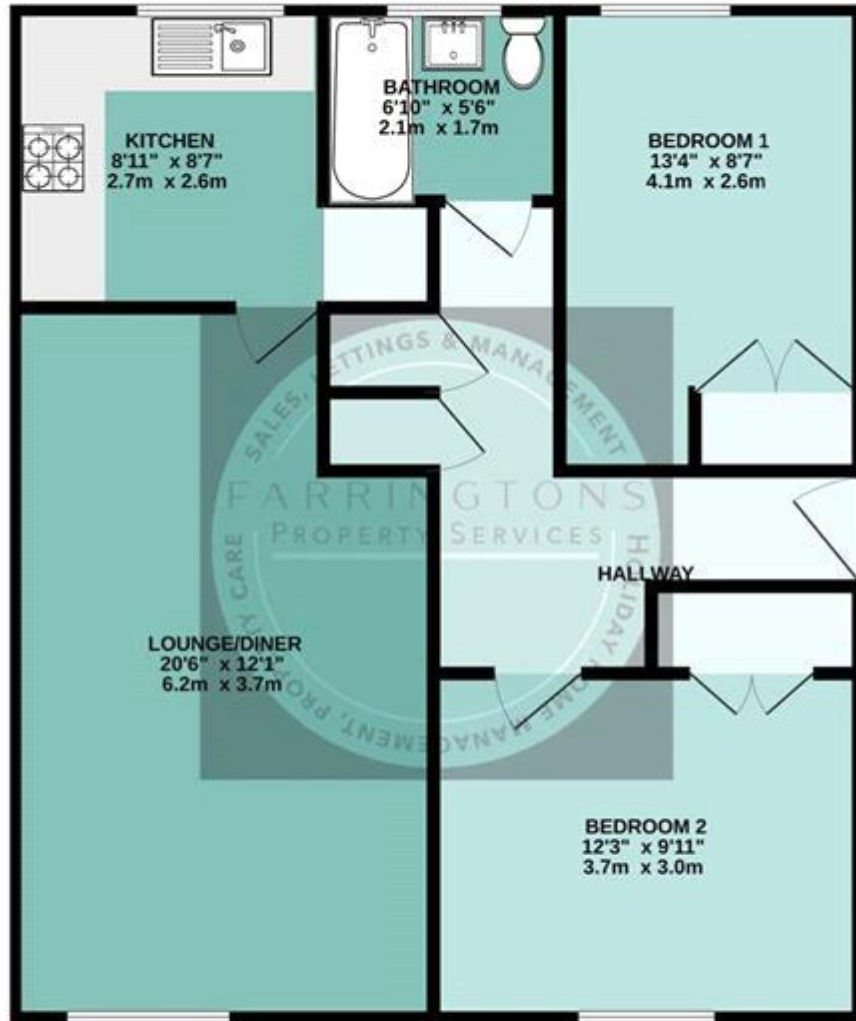
Tenure: Leasehold (999 years)
Service Charge: £110.38 per month
management company - Easton Bevins

Council Tax Band: A
Tenure: Leasehold (999 years)
Ground Rent: £110.38 per month
The management company is with Easton Bevins



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GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	82
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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