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## CHARGROVE, YATE, BRISTOL

**SSTC**

**£190,000** Leasehold

Immaculately presented and tastefully decorated, this two bedroom, ground floor flat in Chargrove is a fantastic purchase for any first time buyers or investors alike.

Give our office a call today to arrange your viewing.

- Ideal for First Time Buyers or Investors
- Popular location close to local amenities
- Immaculately Presented
- Ground Floor Flat
- Communal entrance hallway
- Two Double Bedrooms with built in wardrobes

A very well presented, two bedroom ground floor flat has just become available in the tucked away development of Chargrove. With amenities on the doorstep and close by to local public transport links this is a perfect purchase for first time buyers or investors. Inside the flat you are welcomed by a light and fresh hallway, two double bedrooms with built in storage space, modern shower room, Kitchen with integral appliances, ample hallway storage cupboards, and a stylish, light, lounge diner; a great space for entertaining and unwinding. Further benefits include a secure entrance system, outside garage, residents parking, double glazing and gas central heating. Call Farringtons today to arrange your viewing.

Council Tax Band: Band A  
Tenure: Leasehold (999 years)  
Service Charge: £110 per month  
999 year lease

**Lounge/diner**

Stylish lounge diner with dual aspect and view to the front of the property.

**Kitchen**

Spacious kitchen area with integral appliances and additional cupboard space.

**Bedroom 1**

Spacious double bedroom with integral wardrobe space.

**Bathroom**

Modern shower room with contemporary white suite.

**Bedroom 2**

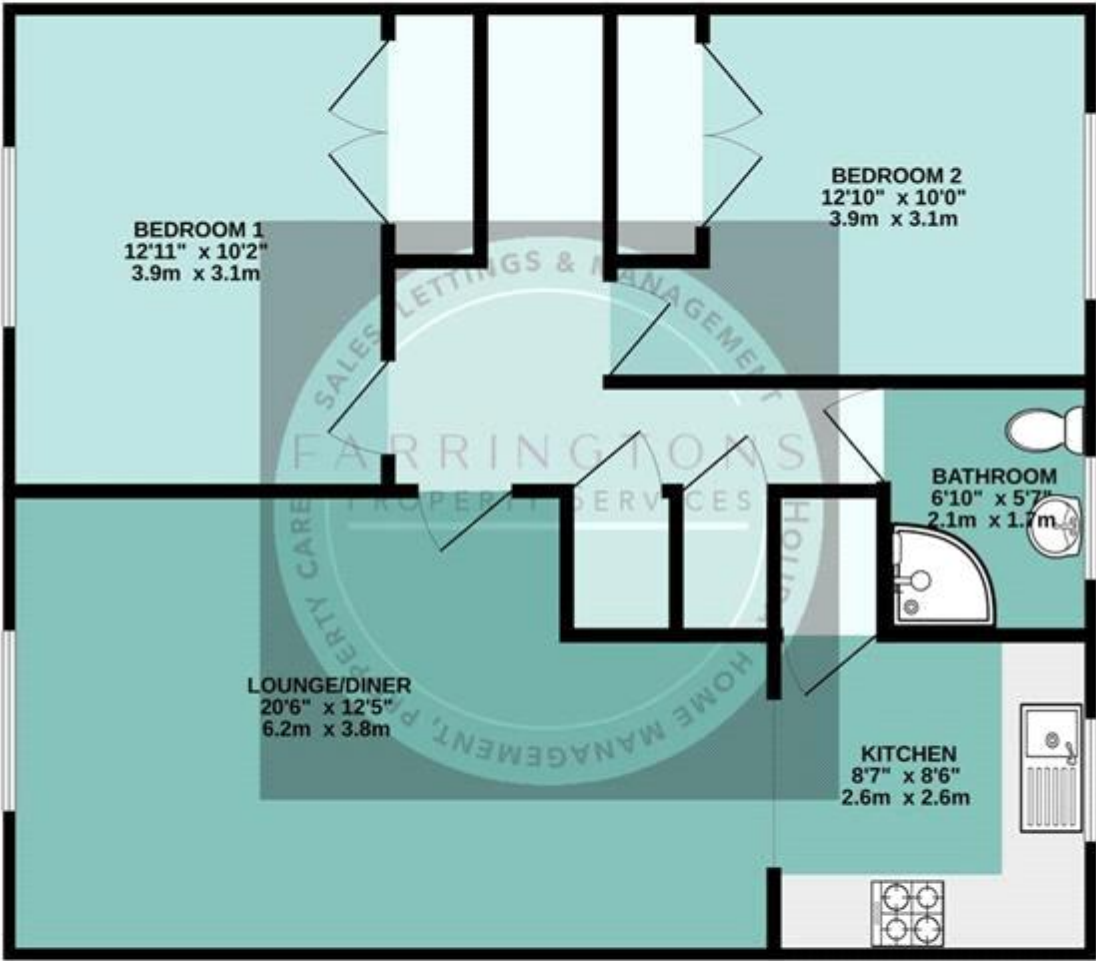
Spacious double room with integral wardrobe space





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GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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.  
Made with Metropix 5/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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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