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WINDSOR DRIVE, YATE, BRISTOL

£165,000 Leasehold

A welcomed addition to the market with no onward chain, this ground floor flat is situated in a popular Yate location and is a fantastic investment opportunity or first home.

- Ground Floor Flat
- No Onward Chain
- Great for Investors and First Time Buyers
- Close to amenities and transport links
- Central Yate location
- One Bedroom Property
- Open plan living
- Private Rear Garden

Close to local amenities, transport links and tucked off the main thoroughfare, this ground floor flat is a great investment property or could be a brilliant starter home.

Situated in a central Yate location the property offers everything you might need within a short distance from the threshold.

On entering the property you will be welcomed into a comfortable Kitchen/lounge area with some storage and access to the private garden and bedroom.

Moving through to the bedroom you will find the property is blessed with a generous size room which has plenty of space for a double bed and wardrobe storage.

From the bedroom you have convenient access to the shower room in which there is a modern three piece suite, and free standing shower cubicle.

Outside; the property is home to a private and low maintenance rear garden, complete with artificial grass, patio dining area and handy side access gate.

The property further benefits from off street parking, double glazing and gas central heating.

Call today to arrange your exclusive viewing.

Council Tax Band: Band A

Tenure: Leasehold (986 years)

Service Charge: £931 per year

Kitchen/lounge

An open plan Kitchen, dining and lounge space with plenty base and eye level units, handy cupboard space housing the combination boiler, and access to the private rear garden and bedroom.

Shower Room

A three piece white, contemporary suite, with a free standing shower cubicle and doorway to the bedroom.

Bedroom

A double bedroom of a generous size with views to the front of the property.




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GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 349 sq.ft. (32.4 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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
		
England & Wales		
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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