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## DOWSELL WAY, YATE, BRISTOL

**£220,000** Leasehold

Built in 2019 as part of "Ladden Garden Village" this sure to be popular, two bedroom, ground floor flat is in immaculate condition and readily available to view.

**SSTC**

- Ground Floor Flat
- Two bedrooms
- Ladden Garden Village Development
- Immaculately Presented
- Allocated parking
- Desirable Balcony
- Built in 2019
- Gas central heating and Double glazing

Situated in the sought after "Ladden Garden Village" development and within walking distance to local shops, public transport and amenities, we proudly present this attractive two bedroom flat with all the convenience of being on the ground level for easy access and a perfect step onto the property ladder.

On entering the home you find will a generous entrance hall with ample built in storage, a spacious, stylish and tastefully decorated lounge diner, a modern kitchen space with some integral appliances, a sleek and modern three piece bathroom suite, and two bedrooms with the principle bedroom home to a desirable balcony area.

The property also comes with a secure intercom entry system, gas central heating, bike store and two allocated parking spaces.

An excellent purchase for first time buyers and investors alike!

A viewing is strongly advised.

Council Tax Band: Band B

Tenure: Leasehold (995 years)

Ground Rent: £100 per year

Service Charge: £1,200 per year

Parking options: Off Street

### **Entrance hall**

A spacious entry hall fitted with a secure intercom system for the main front door, and sizeable fitted storage cupboards.

### **Kitchen**

A modern kitchen with plenty of worktop space, base and eye level units and some integral appliances.

### **Lounge/diner**

A generous lounge/diner with views overlooking the front of the property, with tasteful decor and a modern finish.

### **Bathroom**

A contemporary, white, three piece suite with under sink storage, and over bath shower with fitted glass shower screen.

### **Bedroom 2**

A single room with a dual aspect and views to the rear of the property.

### **Bedroom 1**

A stylish double room with ample space for storage, and patio doors leading out to the southerly aspect balcony.

### **Outside**

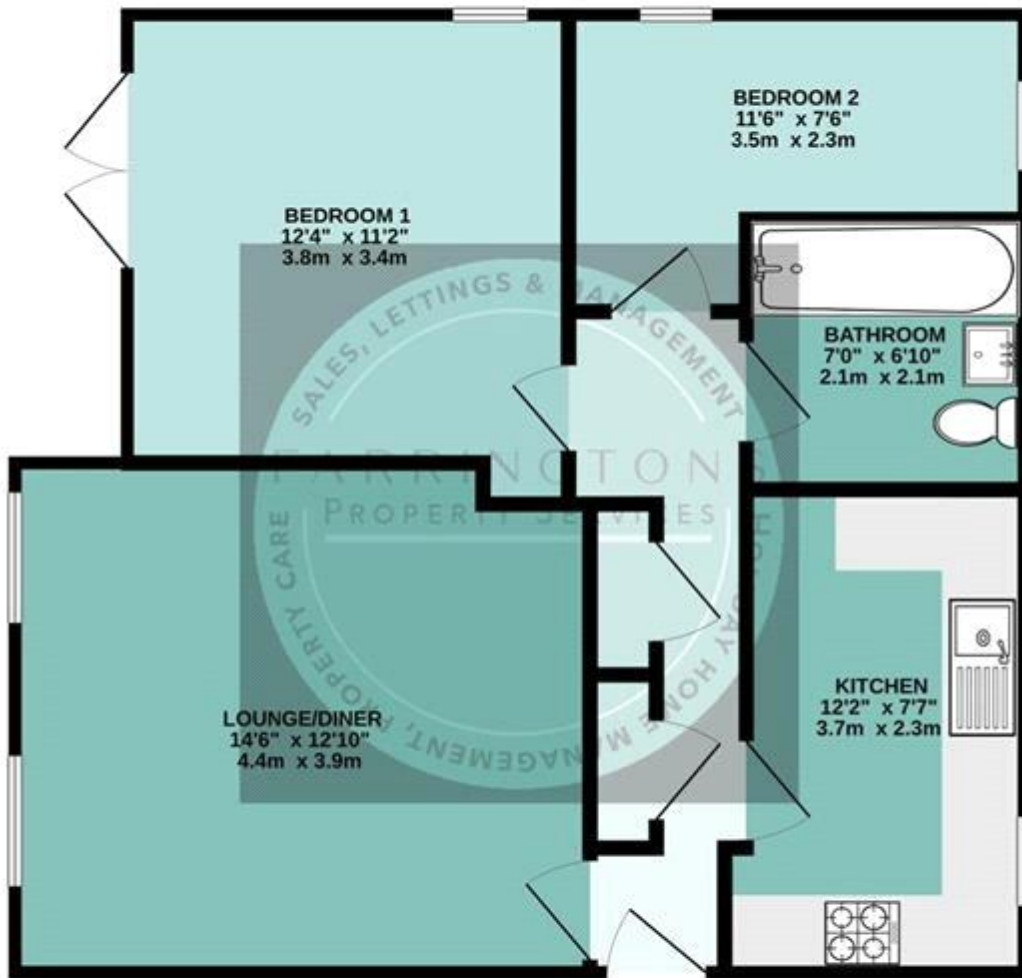
A communal parking area with allocated parking situated at the rear of the property.





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GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 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 terms 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) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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