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HALE ROAD, YATE, BRISTOL

OIEO £239,995 Leasehold

Tucked within the ever popular "Ladden Garden Development" this spacious, two double bedroom, ground floor flat is a must see and is perfect for a first time home or as an investment opportunity.

- Two Double Bedrooms
- Ground Floor Flat
- Great for Investors and First Time Buyers
- Popular "Ladden Garden Development"
- Well Presented Throughout
- Overlooking Green Space
- Outside Patio Area
- Secure Intercom Entry

A real find within Ladden Garden, and a fantastic Bellway home construction built circa 2021; this well presented, two bedroom ground floor flat is a great addition to the property market. With excellent transport links close by heading directly to central Bristol and walking distance to local Sainsbury's and parks with a short drive to Yate Shopping Centre and Chipping Sodbury including a mix of shops and Restaurants available; this accessible and convenient home is a perfect step onto the property ladder. On entering the apartment you will find a spacious open hallway looking out onto the open green view behind with plenty of integral storage, you will also find a main principle bedroom with convenient en-suite shower room, family bathroom with contemporary white suite, second double bedroom currently used as a study/gaming room and a fantastic open kitchen, lounge and dining room with modern units, integrated appliances and ample space for entertaining and unwinding! The flat is also uniquely built with an outside patio area, perfect for alfresco dining, along with a blissful view of open green space to the rear of the building. The property further benefits from double glazing, gas central heating, a security intercom entry system, communal entrance and beneficial allocated parking. A great find and an opportunity not to be missed, call our office today to arrange your exclusive viewing!

Council Tax Band: Band B
Tenure: Leasehold (995 years)
Service Charge: £1,319.86 per year
Parking options: Off Street

Entrance hall

A spacious entry hall with built in storage, views overlooking the green space to the rear, phone intercom entry system and access to bedrooms, bathroom and living area.

Bedroom 1

Main double bedroom with views to the front of the property, ample space for storage units and access into the en-suite shower room.

En-suite

A contemporary en-suite, three piece shower room, with laminate flooring, half tiled walls and mains fed shower inside a double shower unit.

Bedroom 2

currently used as a functional games/study room, with ample space for a double bed and views overlooking the front of the property.

Bathroom

A modern three piece suite, with laminated flooring, stylish half tiled walls, and straight panelled bath.

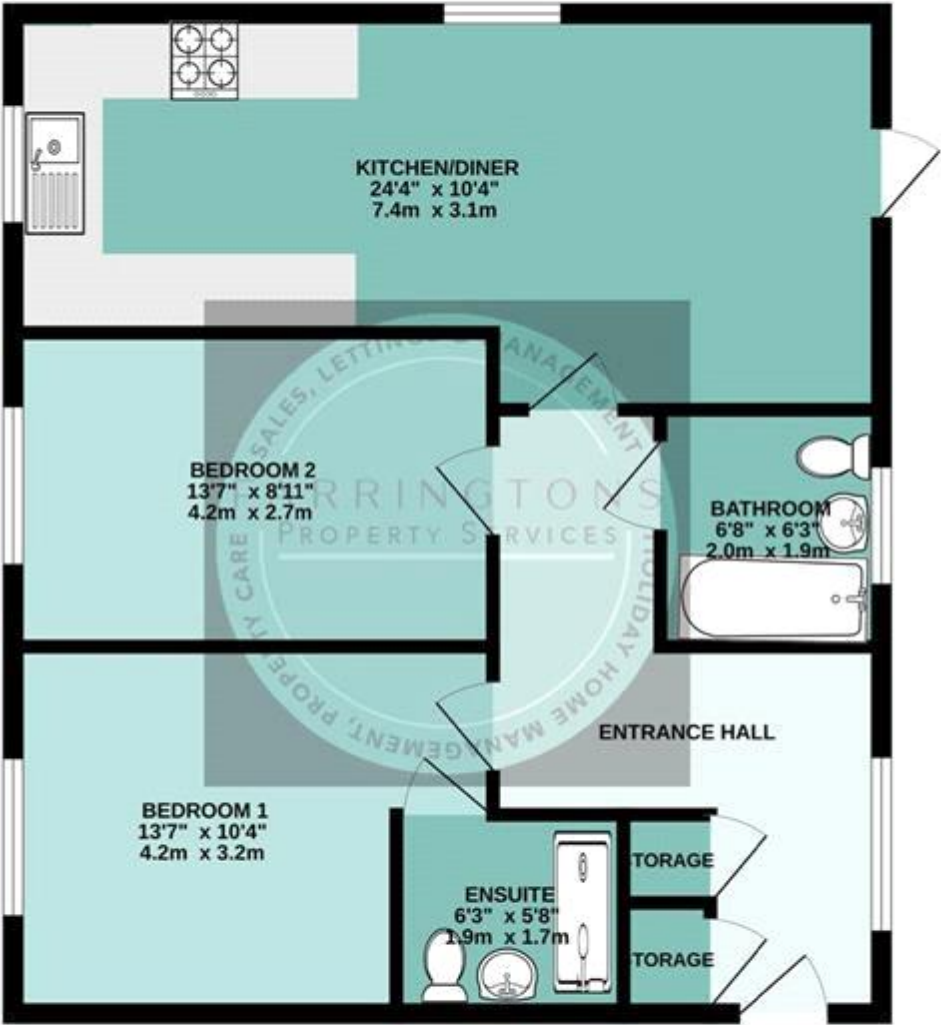
Kitchen/Living Space

An open plan Kitchen, dining room and living space complete with a contemporary kitchen with base and eye level units, integral appliances, gas hob and further benefiting from ample dining space and room for a cosy living area with access to the outside patio area and views to the rear of the property.



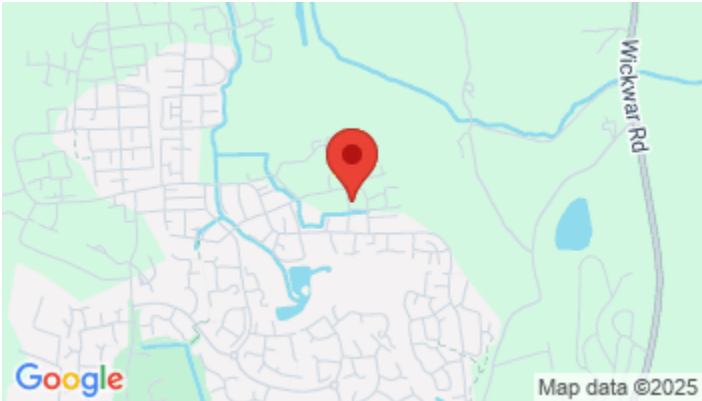
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GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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-)	A		
(81-91)	B	83	83
(69-80)	C		
(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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