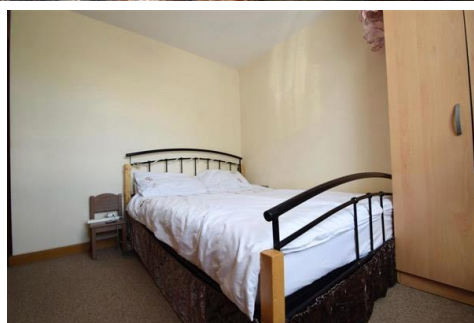




01454 326846

contact-us@mwfarringtons.co.uk



THE LAWNS, CHURCH ROAD, YATE, BRISTOL

£195,000 Leasehold

Situated a stones throw away from Yate town centre, this spacious, two double bedroom, first floor flat is a must see and is perfect for a first time home or as an investment opportunity.

- No Onward Chain
- Great for Investors and First Time Buyers
- Central Yate Location and Close by to Yate Shopping Centre
- First Floor Apartment
- Two bedrooms
- Open plan Kitchen/Diner/Living Space

Tenant currently in situ and a great purchase for investors - for more information please call our office

This well presented, two bedroom first floor flat is a great addition to the market; being close proximity to Yate town centre, which has fantastic transport links to central Bristol and a close drive to 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 hallway with plenty of integral storage, the hallway enters into a fantastic open kitchen, lounge with integrated appliances and ample space for entertaining and unwinding!

You also have access to a well presented bathroom with shower over bath as well as vanity basin, a substantial double bedroom and a well proportioned second bedroom.

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: A

Tenure: Leasehold

Service Charge: £1,408 per year

Leaseholder - The Lawns Management Company.

Parking options: Residents

Heating: Gas Mains

Hall

The hallway comprises of a window, access to the Kitchen diner, bathroom, and both bedrooms.

Kitchen/diner

The kitchen diner comprises of an integrated fridge freezer, breakfast bar, integrated gas hob and oven as well as eye level and lower level kitchen units. It also offers a breakfast bar as well as ample space for a reception area.

Bathroom

The bathroom is tiled from floor to ceiling comprises of a shower over bath, as well as a vanity basin and heated towel rack.

Bedroom 1

The main bedroom overlooks the rear of the property and offers plenty of space for a double bedroom as well as access to the hallway.

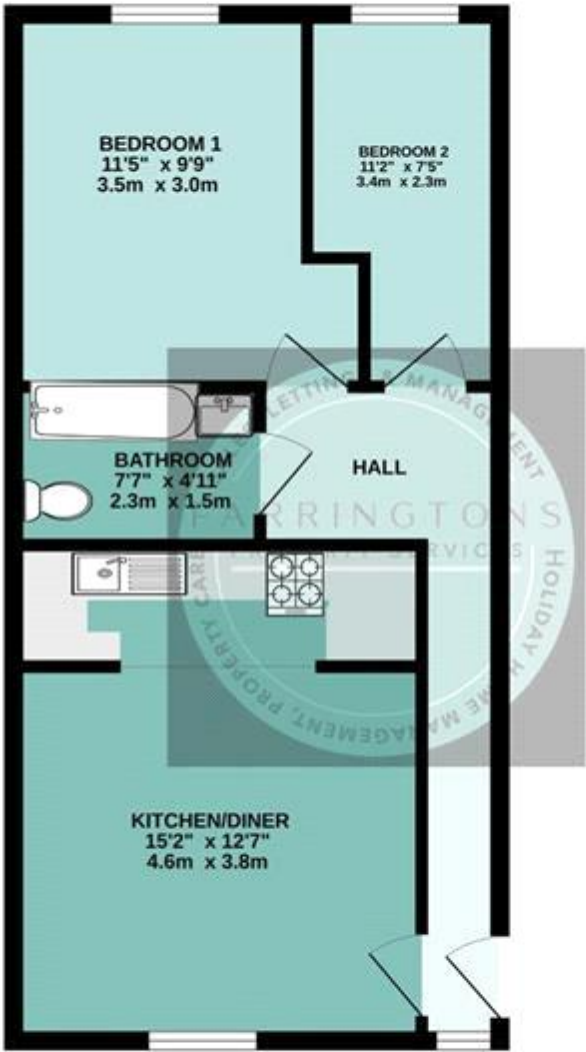
Bedroom 2

The second bedroom has ample space for a single bed as well as access to the lounge space.



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GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.6 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	81	82
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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.