



## CHARGROVE, YATE, BRISTOL

### £1,050 PCM

AVAILABLE NOVEMBER 2025!

A well presented two bedroom first floor flat in Yate.

To avoid disappointment, please call the office on 01454 326846

- Close to Abbotswood amenities
- Communal Garden
- Council Tax BAND A
- EPC Rating C
- Gas Central Heating
- Initial 6 Month Tenancy to Long Term Let
- UPVC Double Glazing
- Intercom System

AVAILABLE NOVEMBER 2025!

A well presented redecorated two bedroom first floor flat in Chargrove, Yate.

The flat comprises of two double bedrooms both with built in wardrobes, modern bathroom with shower, through lounge / diner and a seperate modern kitchen.

Further benefits: gas central heating & UPVC double glazing

Close to local amenities & bus routes.

EPC Rating: C

Council Tax: BAND A

Unfortunately NO pets due to the management company policy

Permitted Payments:

1. A "Holding Deposit of £240.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.
2. A "Deposit" of £1210.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted.
4. A Payment of £50.00 will be due if you want to change the tenancy agreement
5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate
6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.
7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Tenant Protection:

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: A

Deposit: £1,210

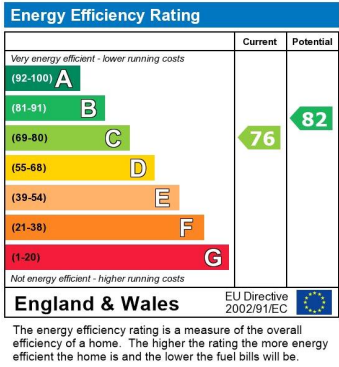
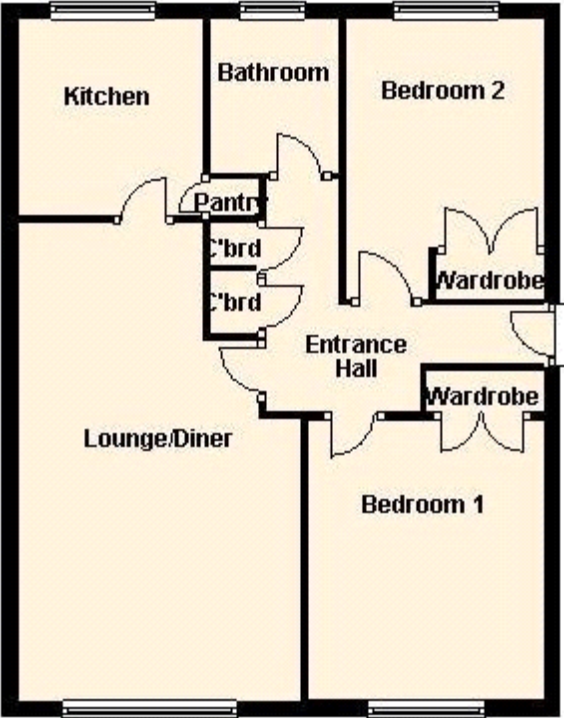
Holding Deposit: £240





 **FARRINGTON  
& GROVE**  
• MANAGEMENT • MAINTENANCE

CHARGROVE, YATE, BRISTOL  
£1,050 PCM



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 tenant.