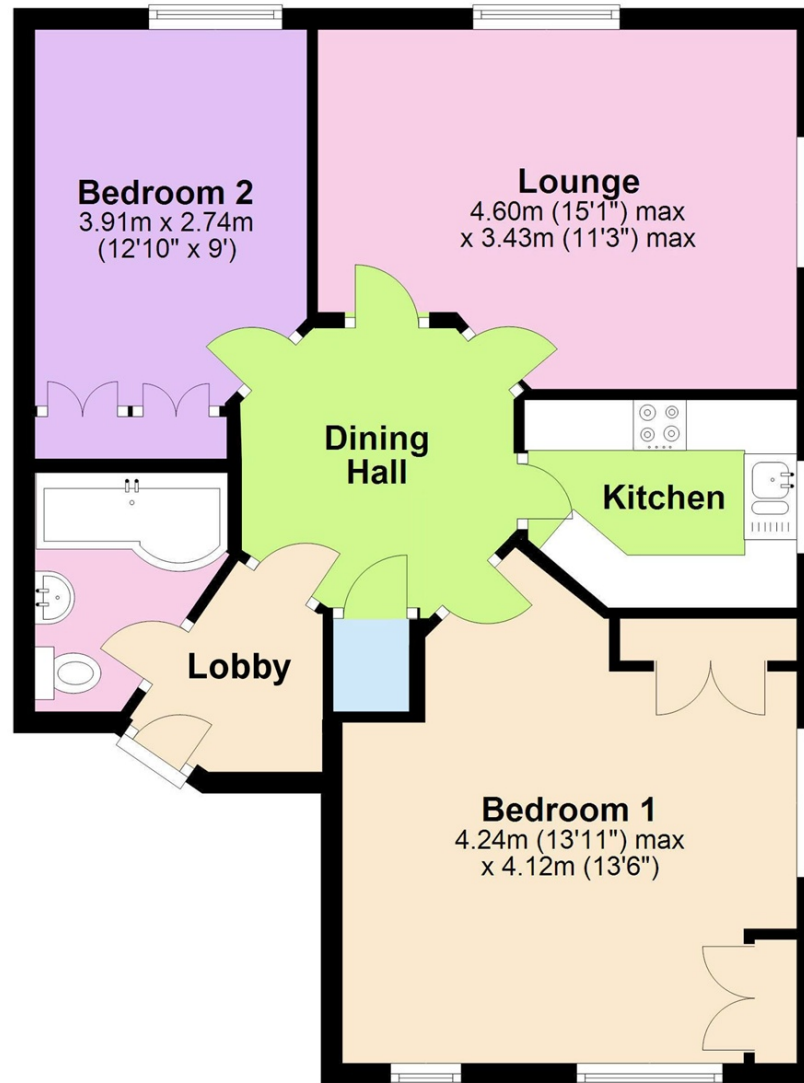




Top Floor Flat

Approx. 57.7 sq. metres (621.5 sq. feet)



Total area: approx. 57.7 sq. metres (621.5 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

Flat 21, Rockwood House Gravel Hill Road, Yate BS37 7BW

Rockwood House was originally a small country park (formerly 'Yate House') which was restored in 1990 with lavish well maintained grounds and wonderful communal garden space for the residents. Flat 21 is beautifully presented and modernised with fitted wardrobes, replaced kitchen and modern bathroom. It is in a modern building to the rear of the original house and occupies a top (2nd) floor position with the fantastic advantage of a far reaching view beyond the Severn estuary to the Welsh hills where you can appreciate the setting sun on an evening. The flat itself has a light, bright South/Westerly aspect plus a picturesque outlook over the lawns and across the grand entrance of the main building. The apartment will suit those looking for a stylish lifestyle out of the city with countryside surrounds, yet on the cusp of Chipping Sodbury's bustling High Street and the shops in Yate town centre.

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- Superior Two Bed Apartment
- Far Reaching Views Across To The Severn Estuary
- Attractive Outlook Over Manicured Gardens
- Bright Lounge With Dual Aspect
- Dining Hallway
- Master Bedroom with Fitted Wardrobes
- Modern Bathroom with Electric Underfloor Heating
- Modern Kitchen
- Allocated Parking.
- Council Tax Band - B - South Gloucestershire Council

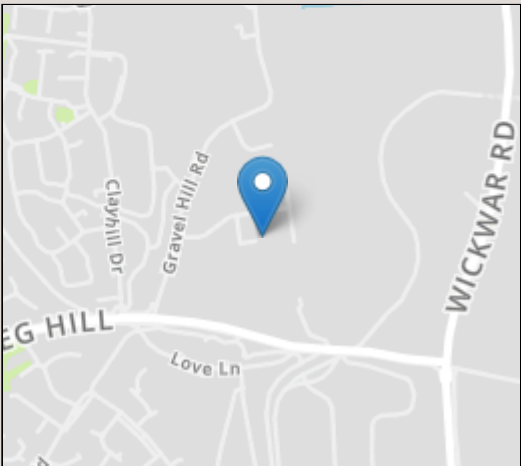
Directions

From Chipping Sodbury take the Wickwar Road and after approximately one mile, turn left into Peg Hill. Head down Peg Hill for a short while and then turn right into Gravel Hill Road. The entrance for Rockwood House will be a short distance along on the right hand. Follow the driveway, go past the old building and look for the next set back block on your right.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band B

Tenure - Leasehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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, Scotland & Wales		79	58

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