

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

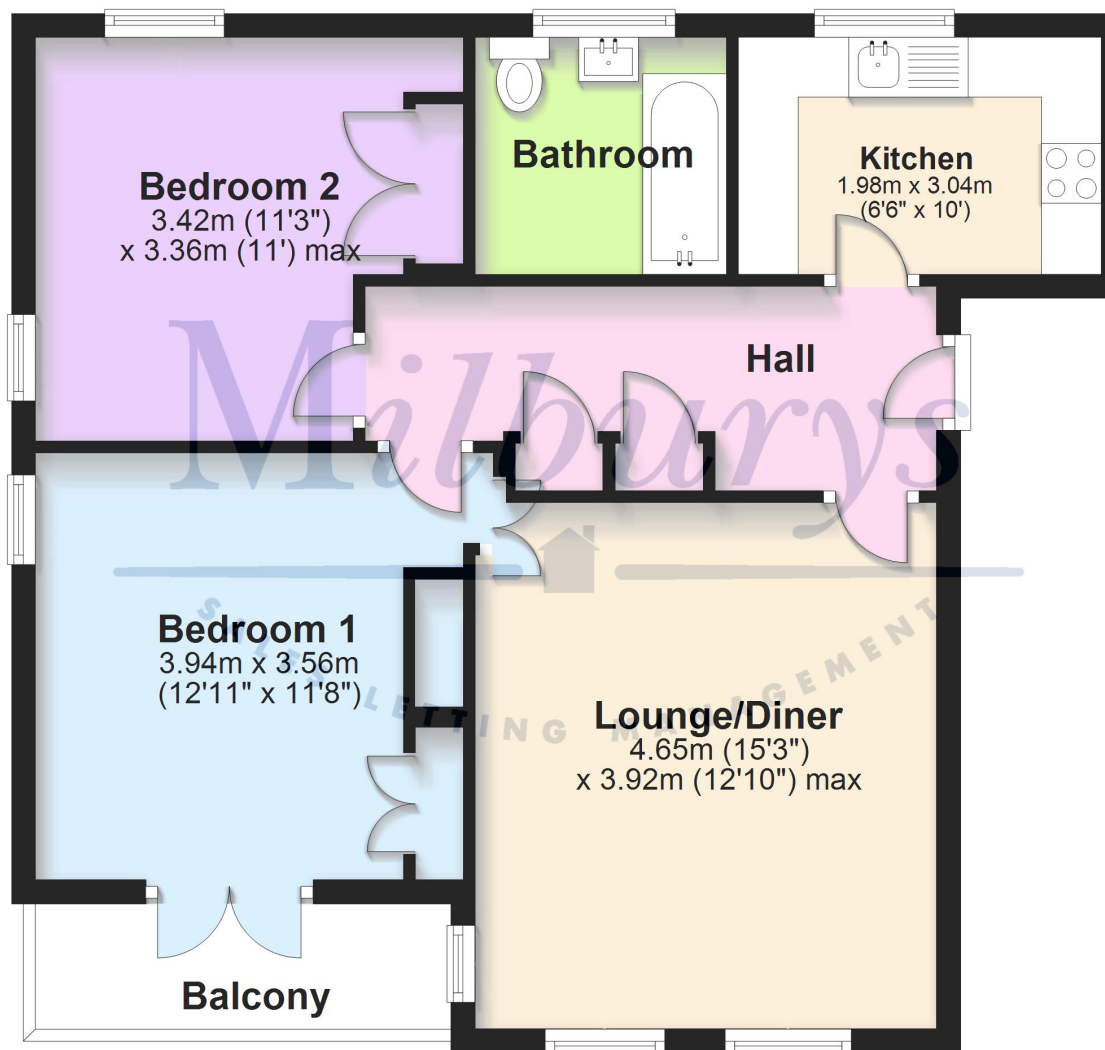


318 Dowsell Way, Yate, South Gloucestershire BS37 7EB

£235,000

Second Floor Flat

Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 60.8 sq. metres (654.3 sq. feet)

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

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Available with NO ONWARD CHAIN! We are delighted to offer this stunning top floor flat. Located in the popular new development 'Ladden Garden Village' in North Yate. Built by Barratt Homes and completed just 3 years ago. Situated close to the local shops and facilities including local bus services on the doorstep. The apartment sits on the second floor and provides two double bedrooms (both of which come with good size fitted wardrobes) to the master, you will find a delightful balcony, with solid decking and a wonderful south facing aspect. You will also find a stylish modern fitted kitchen, complete with several upgrades including integrated appliances, worktops and downlighting. Moving through the apartment, there is also a contemporary bathroom and finally a spacious lounge/diner with dual aspect windows. The property also comes with allocated parking plus visitor parking. (Management charges apply)

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. It has a train station with main line connections, a refurbished leisure centre, retail park including cinema and restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and a Waitrose store which has been built 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 is the open green spaces of Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

Property Highlights, Accommodation & Services

- Perfect First Home or Investment
- 2 Double Bedrooms with Fitted Wardrobes
- Second Floor Apartment.
- South Facing Balcony
- Allocated Parking
- Modern Kitchen with Integrated Appliances
- Family Bathroom
- Built 2020
- Barratt Homes
- Council Tax Band B - South Gloucestershire Council

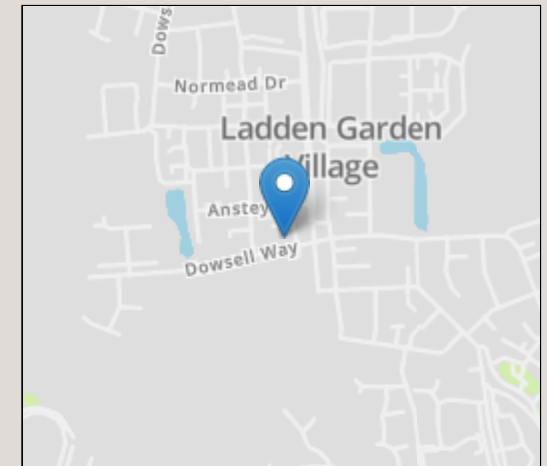
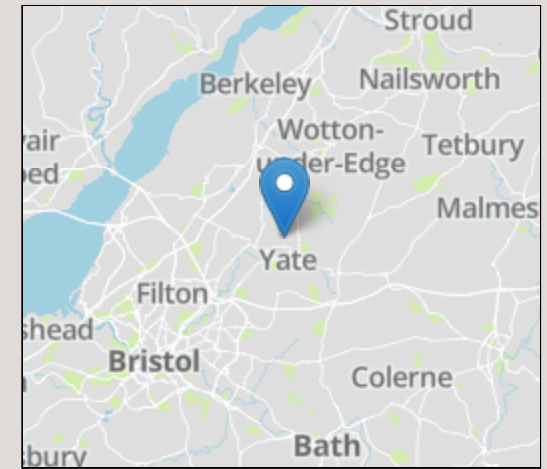
Directions

From Eastfield Drive in Brimsham Park, turn onto Leechpool Way, continue straight passing the entrance to Ladden Garden Village. Follow the road to the T junction that is Dowsell Way. Take a left and No.318 can be found on the right hand side just after the Sainsbury's Local.

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

Tenure - Leasehold

Contact & Viewing - Email: chippingsodbury@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	83	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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