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SALES LETTING MANAGEMENT

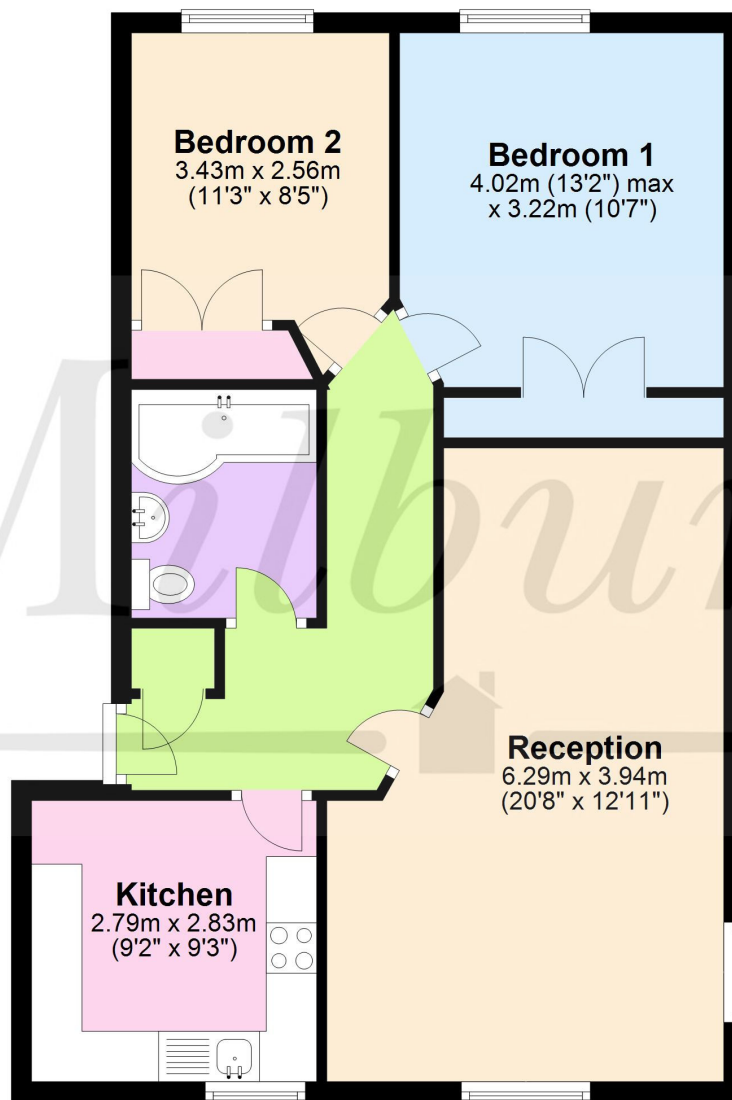
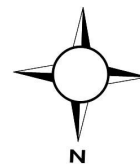


Flat 32 Rockwood House, Yate, Bristol BS37 7BW

£225,000

First Floor

Approx. 64.1 sq. metres (689.5 sq. feet)



Total area: approx. 64.1 sq. metres (689.5 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Flat 32 Rockwood House, Yate, Bristol BS37 7BW

Located in North Yate, Rockwood House is set in lavish well maintained grounds providing wonderful communal garden space for residents to enjoy along with ample parking and garaging. Offered with NO ONWARD CHAIN! The property enjoys modern décor and well proportioned rooms. A stylish first floor flat that boasts two double bedrooms, both with fitted wardrobes. You will also find a modern stylish kitchen with underfloor heating and a well appointed bathroom also with underfloor heating. The double glazed sash windows were replaced in circa 2018 and allow natural light to flood into the apartment, especially in the dual aspect lounge/diner which is a superb entertaining space and benefits views of the mature surroundings. The property also comes with ample guest parking and a single garage. A must view property in a beautiful peaceful setting. Management Company fees of £214 PCM apply.

Situation

North Yate sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 (Junction 18 is approx. 6 miles away), M5 (Junction 14 is approx. 7.5 miles away), Bristol and Bath. Yate train station also provides good transport links for commuters to Bristol. The historic market town of Chipping Sodbury is only minutes drive (1.5 miles) where there is a bustling High Street and centrally located Waitrose store with excellent parking. Yate has a leisure centre, retail park (including cinema and restaurants) and a large shopping centre which caters for all needs. From North Yate there is easy access to surrounding countryside and to the Cotswolds, Bath and Tetbury via the A46. There are also several choices of Primary and Secondary schools.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN !
- Spacious & Light First Floor Flat
- Stylish Finish Throughout
- Double Glazed Sash Windows
- Set in Stunning Grounds with Elevated Views
- Modern Kitchen
- 2 Double Bedrooms with Fitted Wardrobes
- Single Garage
- Ample Guest Parking
- Council Tax Band - B - South Gloucestershire Council

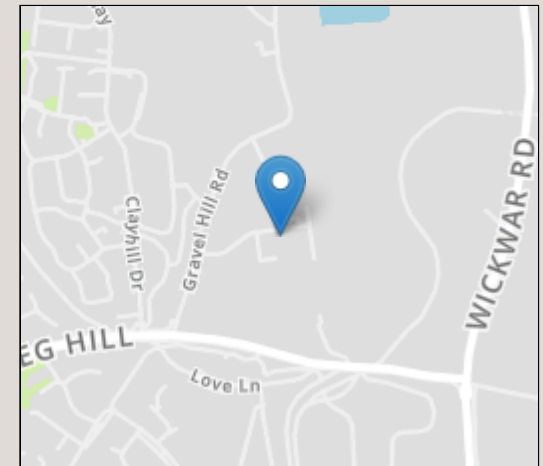
Directions

From Chipping Sodbury High Street take the Wickwar Road and after approximately 1 mile turn left into Peg Hill. Head down Peg Hill and turn right into Gravel Hill Road where you will find the entrance to Rockwood House a short distance along on your right hand side. Once in follow the drive and look for the second (modern) block on your right.

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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