



3 ROCKWOOD HOUSE YATE

Light and airy 2 bedroom second floor apartment in Rockwood House in North Yate. Enjoying views over the grounds, the property is beautifully finished and is being sold by motivated sellers who have found their onward property.

Set in the picturesque grounds of the former Country House which was renovated back in the 1990's, this wonderful second floor flat occupies the top floor of a purpose-built wing of which there are two, in addition to the grade 2 listed main house. Beautifully decorated by the current owners, no work is required, just move in! The accommodation includes entrance hall, inner hall / dining room, kitchen, lounge, 2 bedrooms and a wonderful shower room. Outside as well as the generous mature communal gardens, there are drying areas, car washing facilities and the flat has its own allocated parking space a short walk away. Vendors suited.

£249,950



COUNTRY
PROPERTY

3 Rockwood House, Gravel Hill Road, Yate, South Gloucestershire, BS37 7BW

🍁 Second Floor Flat 🍁 Kitchen & Lounge 🍁 Inner Hall/Dining Room 🍁 2 Bedrooms 🍁 Shower Room 🍁 Allocated Parking 🍁 Communal Gardens 🍁 Energy Efficiency Band C

Local take away and Tesco Express are about 10 minute walk. Yate shopping centre is about a 25 minute walk - where major investment has been made in recent years, which now sports big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (1 mile) has further artisan shops, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate rail station - 2 miles.



GROUND FLOOR

Communal Entrance Hall The entrance to the flat is via the communal entrance which has a staircase leading to the other floors. Flat 3 is on the second floor.

SECOND FLOOR

Landing

Entrance Lobby Leads into the inner hallway / dining area, loft access (partly boarded, housing hot water cylinder, ladder and light)

Inner Hall / Dining Area 8' 5" max x 12' 6" max (2.57m x 3.81m) Night storage heater, built-in storage cupboard.

Lounge 15' 1" max x 11' 2" (4.60m x 3.40m) Windows to side and rear, night storage heater, wall mounted remote control electric fire.

Kitchen 9' 0" x 10' 2" (2.74m x 3.10m) Window to front, range of wall and base units with Quartz worktops, part tiling to walls, single bowl and drainer sink unit, inset electric hob with cooker hood over, high level double oven and grill, space for American style fridge freezer, plumbing for washing machine, integral dishwasher.

Bedroom 1 13' 7" x 12' 1" (4.14m x 3.68m) Windows to front and side, fitted wardrobes, warm air heater.

Bedroom 2 8' 11" x 12' 8" (2.72m x 3.86m) Window to rear, fitted wardrobe, night storage heater.

Shower Room 6' 1" x 8' 4" (1.85m x 2.54m) Large walk-in shower cubicle with monsoon shower head over, full tiling to walls, hand basin with vanity unit, extractor fan, heated towel rail.

OUTSIDE

Communal Gardens The property benefits from the communal gardens that surround it, which is about 3 acres and includes lawns, seating areas, pergola, mature trees and shrubs and a wild area. This is all maintained via the maintenance charge.

Allocated Parking Space For one car, a short walk away, ask the agent to show where it is located.

Communal Parking Plenty of additional/visitor parking is available.

Communal Drying Facility There is also a communal car washing area.

Leasehold For the residue of 125 years from 1991 (93yrs remaining). There is a management company of which all the residents of Rockwood House are shareholders who jointly own the freehold of the premises. An annual charge (currently £960 per 6 monthly) is payable to cover buildings insurance, ground rent, external maintenance including gardens, window cleaning and communal areas.

Directions Take the Wickwar road North from Chipping Sodbury High Street. After about a mile, turn left into Peg Hill towards Yate. Proceed through the quarry traffic lights and take the next right into Gravel Hill Road. The entrance to Rockwood House will be clearly visible on your right hand side - proceed up the driveway to the end then bear right and proceed to the last building on your right. Number 3 will be found through the second porch-way towards the end of the building in front of you. (We advise parking in the visitors section which is amongst the trees on the left before you bear right).

Tenure Leasehold

Council Tax Band B

Services Mains water, electric and drainage are connected.

Night storage heaters.

BT fibre and Sky are believed to be available.

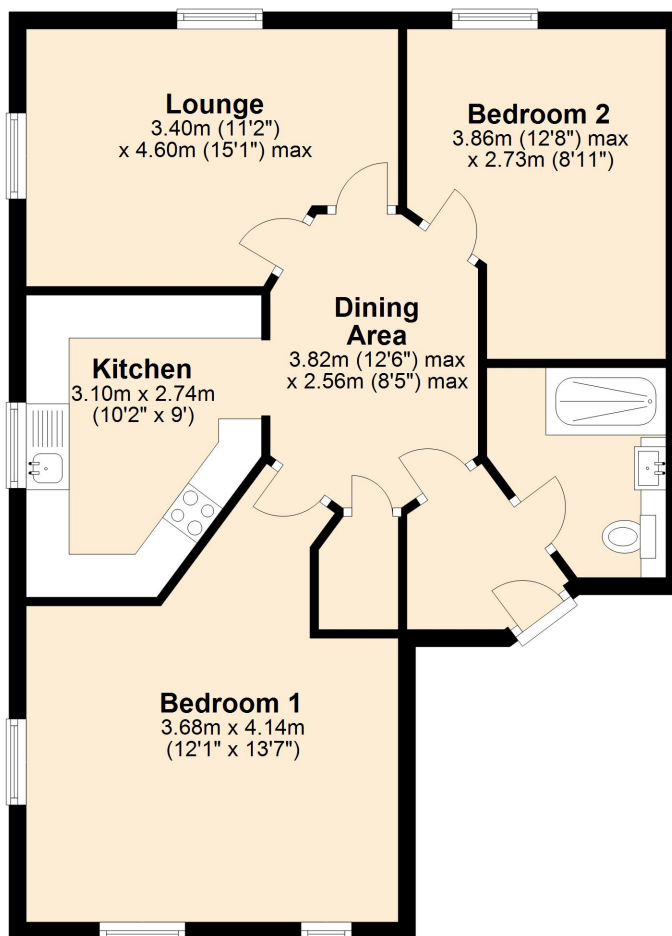


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	74	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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