



Housing  21

# Cambrian Green Court

Cambrian Green Court, Wellington Road, , YATE , BS37 5TR





# Welcome

Cambrian Green Court enjoys a rural setting in a modern residential area just outside Yate town centre, which offers excellent transport links to Bristol city centre, the Cotswold villages and main rail networks.

The court boasts all the conveniences of town life combined with a peaceful location on the edge of the Cotswolds and rural Gloucestershire. The gardens are a real feature of the court, being well-stocked with shrubs and bedding plants for all-year colour and enjoying a range of pleasant seating areas. There is a very active gardening club which gets involved in looking after the grounds, and which has created a vegetable garden.

The court offers easy access to the towns and villages of the Cotswolds, including Chipping Sodbury, Iron Acton, Badminton, Tetbury, Castle Combes, Cirencester, Thornbury and Gloucestershire.

There is plenty for residents to do in the area, with Yate International Festival, Chipping Sodbury Jazz and Blues Festival and Iron Acton's 'Proms on the Green' all within easy reach. Yate has a leisure centre, heritage centre and successful football team. Frome Valley Country Park is just 15 minutes' walk away.



# Benefits

Explore some of the benefits this property has to offer, from its unbeatable location and modern features to the thoughtfully designed spaces that cater to your comfort, convenience, and lifestyle needs.

- Restaurant
- Buggy store
- Lounge
- Garden
- Hair salon
- Laundry room
- Guest room
- Car park





## Contact details

We're here to help you on your journey. Whether you have questions about the scheme or need assistance, our team is ready to assist. You can reach out using any of the methods below, or feel free to visit us during business hours.

Phone: 03701924690

Email: [cambriangreencourt@housing21.org.uk](mailto:cambriangreencourt@housing21.org.uk)

Find us:

Cambrian Green Court, Wellington Road, , YATE , BS37 5TR



# Costs and charges

## Rent

Rent (from): £132.86 - £167.02

Service Charge: £67.39

Support Charge: £5.51

Utility Charge (from): £5.22 - £6.96

## Sale

Service Charge: £29.57

Support Charge: £5.37

Costs are indicative for a range of properties. For detailed costs on each property please contact the local manager. All costs above are based on weekly charges. Costs are subject to change each year.





# About us

Housing 21 is a leading, not for profit provider of Extra Care and Retirement Living for older people of modest means. We manage over 24, 000 properties and providing over 49, 000 hours of social care each week.

Our roots lie with the Royal British Legion (RBL), which in 1921 began to house disabled ex-servicemen and widows and, later, older ex-servicemen and women. In 1964, we became a recognised housing association before separating from the Royal British Legion in 1993 to become Housing 21.

Please note that some photographs used are for illustration purposes only.

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