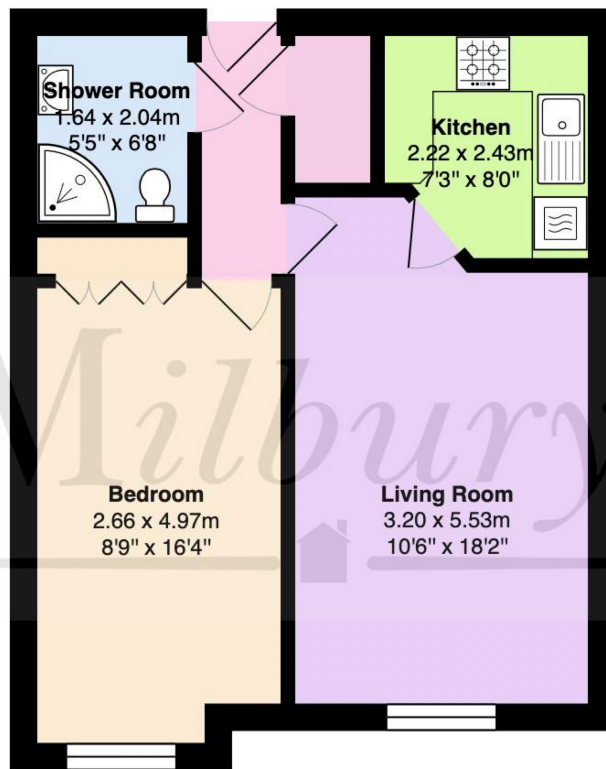




Flat 24 Cotswold Court, Hounds Road, Chipping Sodbury, South Gloucestershire, BS37
6EE

£130,000



Total Area: 44.7 m² ... 481 ft²

This plan is for illustrative purposes only and should only be used as such.



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This well presented second floor Retirement apartment is conveniently situated just off Chipping Sodbury High Street. Ideal for independent living with the added benefit of communal facilities available to include a large lounge, laundry room, guest bedroom and beautifully presented gardens. There is also an lift within the development to take you to the upper floors. The apartment itself enjoys elevated views and boasts a refitted, modern shower room with large walk-in shower, light and airy lounge/dining room with upvc double glazed window and fireplace. From here you will find a modern (extended) kitchen with integrated appliances, then a good size double bedroom with built-in wardrobes. Offered with no onward chain. Management Fees and Age Restriction of 65 Applies.

Situation

The historic market town of Chipping Sodbury sits on the edge of the Cotswolds and has excellent road links to the A46, the M4 (J 18 is approx 4.9 miles away) Bristol and Bath. The nearby Yate train station (approx 1.9 miles away) also provides good transport links for commuters. The historic High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the general area of good reputation. Chipping Sodbury offers nearby country walks, a lovely common, golf course, cricket club, rugby club, tennis club, Waitrose and many other organizations.

Property Highlights, Accommodation & Services

- Superior Location in Small Central Development
- Top Floor Retirement Apartment
- Extended Kitchen
- Modern Shower Room
- Beautifully Tended Communal Gardens To the Rear to Enjoy
- 1 Large Double Bedroom
- Minimum Age 65 Years
- Lounge/Diner with Feature Fireplace
- 2 Minute Walk to Chipping Sodbury High Street
- Council Tax Band - A - South Gloucestershire Council

Directions

From Chipping Sodbury High Street turn into Hounds Road by our office and you will shortly find Cotswold Court along on the right hand side.

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

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		
(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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