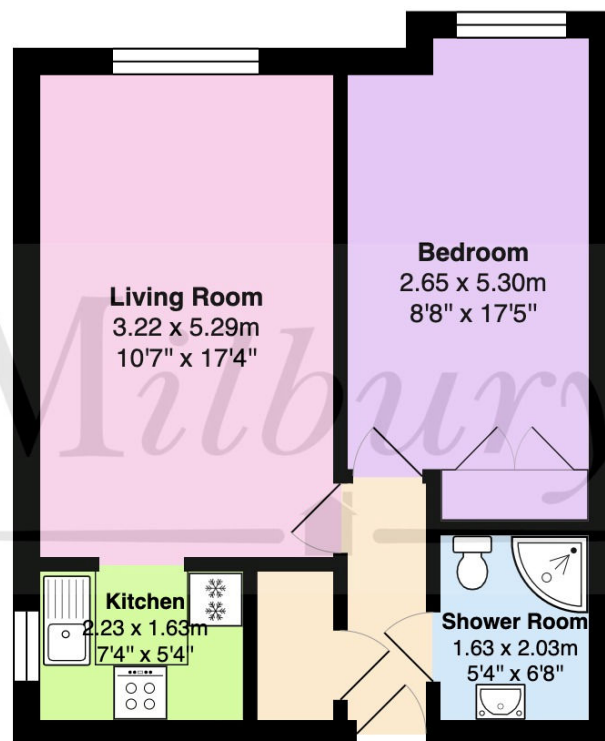




First Floor Flat



Total Area: 43.4 m² ... 467 ft²
For Illustrative Purposes Only. Not to Scale.



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

Cotswold Court has a lovely central location in the town and so is just a short level stroll to all the shops and amenities found in the nearby High Street. The apartments also have parking for residents and guests, whilst at the rear there are well maintained private gardens with seating areas. Apartment 20 is found on the first floor (accessible via lift and stairs) and looks over the courtyard area to the front, so catches all the afternoon sun. The accommodation inside has been well maintained and is presented in light neutral colours. It comprises of an entrance hallway, shower room, lounge leading into kitchen and a double bedroom. The kitchen has a rare design of one with a window so this apartment is particularly light and airy and is much easier to vent cooking odours. Upgrades over time include the bathroom, kitchen, heating and hot water systems. The property is vacant and is offered with NO ONWARD CHAIN! Other communal areas include the lounge, laundry and guest room. There is also a gated mobility scooter charging area. The flats have an Age Restriction of 65 years and have Service Charges (please enquire). The Lease is a 125 year lease from 1988.

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

- First Floor Retirement Apartment • Super Location in Small Central Development • Minimum Age 65 years
- Short Level Stroll to High Street Shops • One Double Bedroom, Lounge, Shower Room and Kitchenette
- Beautifully Tended Communal Gardens To the Rear to Enjoy
- Communal Laundry and Guest Room Plus Secure Mobility Scooter Parking/Charging
- Council Tax Band - A - South Gloucestershire Council

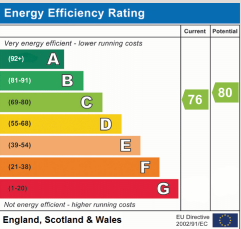
Directions

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



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