



Milburys
SALES LETTING MANAGEMENT

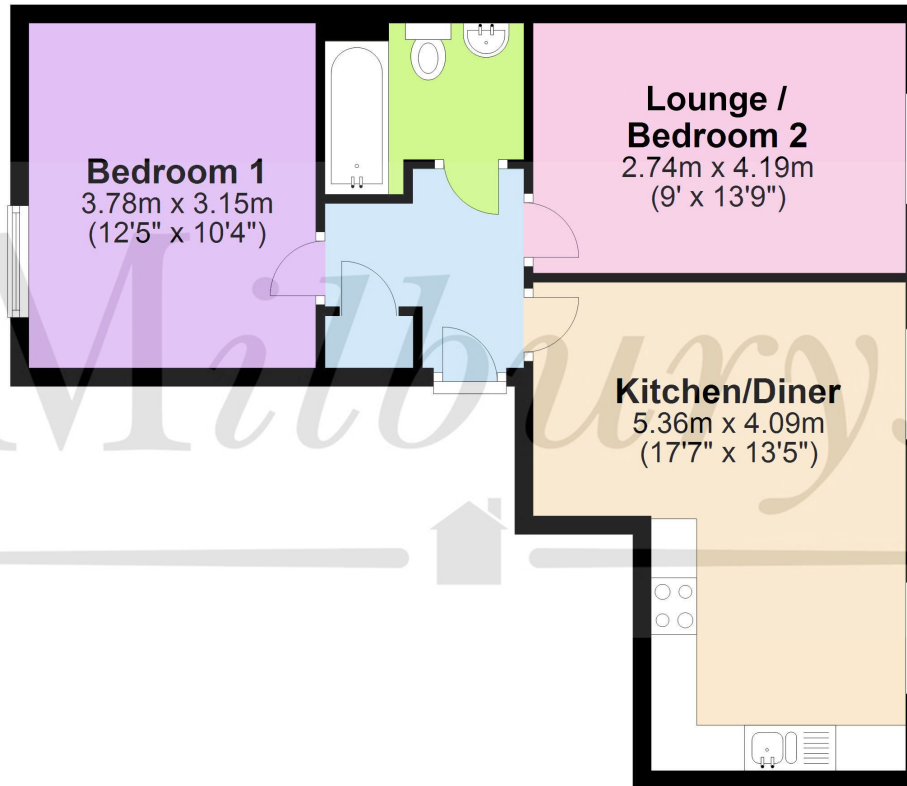


Baptist Chapel Court, Apartment 4 Hounds Road, Chipping Sodbury, South Gloucestershire, BS37 6EE

£235,000

Top Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



Total area: approx. 51.1 sq. metres (550.4 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



Baptist Chapel Court, Apartment 4 Hounds Road, Chipping Sodbury, South Gloucestershire BS37 6EE

With no onward chain, this beautiful top floor apartment is set within a Grade II Listed converted Chapel and retains lots of character with its churchyard setting and the elegant arched windows giving a lovely bright interior. Converted in circa 2014 it benefits from modern fittings and a neutral décor throughout. It is located in an attractive, tucked back and quite private setting whilst the High Street and all its amenities are just a stones throw away and so an easy stroll to the shops, public houses, restaurants and Waitrose store! The apartment offers a good and flexible layout comprising of an open plan kitchen/lounge. There are Two bedrooms, however, Bedroom Two could be used as a separate lounge, a large principle bedroom with feature window to rear and a modern bathroom. Additionally there is a well kept communal entrance hall shared with just two others which has an entry phone system. The flat benefits from gas central heating and there is No Onward Chain with this individual property!

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 (Junction 18 is approx 4.9 miles away), M5 (Junction 14 is approx. 8.8 miles away), Bristol and Bath. The nearby Yate train station (approx 1.9 miles away) also provides good transport links for commuters to Bristol. 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 has many nearby country walks, a lovely common, golf course, cricket club, rugby club, tennis club and the Waitrose store which is a huge attribute to the town.

Property Highlights, Accommodation & Services

- Top Floor Apartment
- Grade II Listed Converted Chapel
- Central Chipping Sodbury Location
- Gas Central Heating
- Well Maintained Communal Areas with Entry Phone
- No Onward Chain!
- Council Tax Band B - South Gloucestershire Council
- Bedroom 2/Separate Lounge
- Open Plan Kitchen/Lounge

Directions

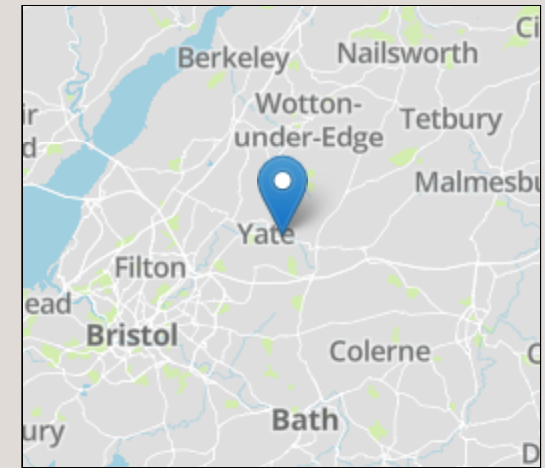
From our office in Chipping Sodbury High Street, head along Hounds Road for a short distance and the property is on the right hand side, just prior to St John's Mead School. Head through the black iron gates and the communal entrance in on the right hand side.

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

Tenure - Leasehold

Additional Information - Communal Fees will apply to cover buildings insurance and maintenance for communal areas. Freehold jointly owned by Flat Owners. Lease length 125 years from 2014 TBC.

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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