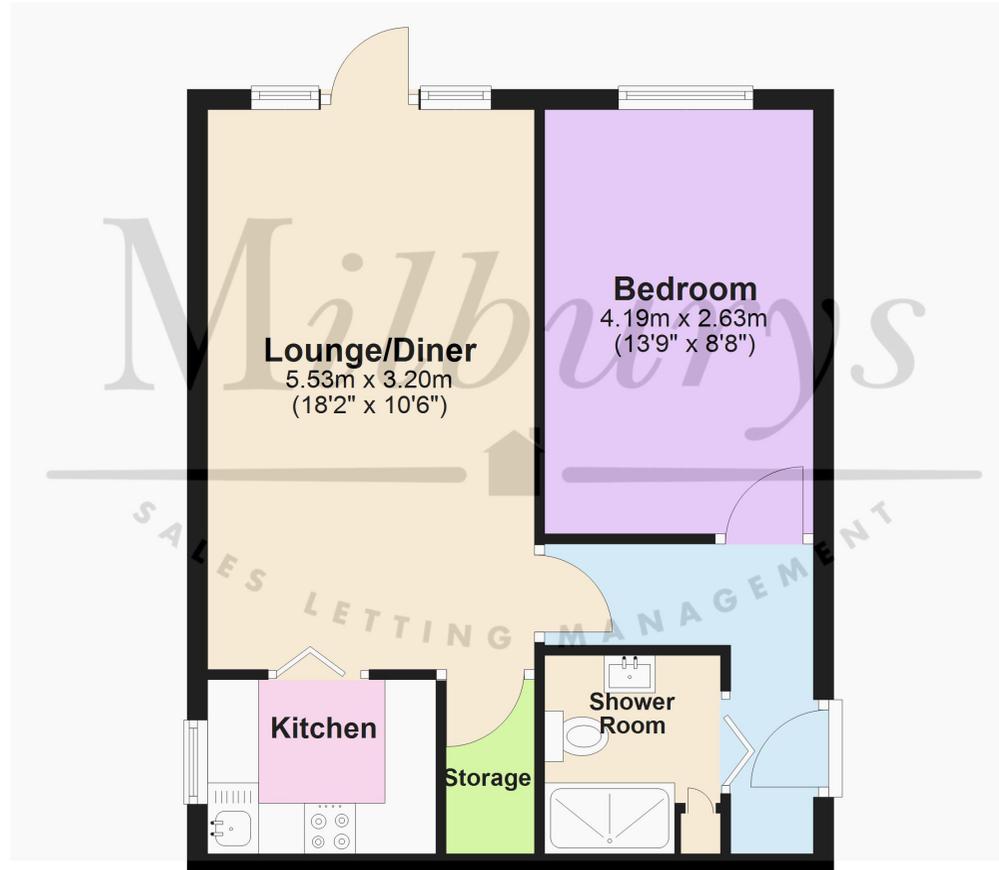




Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



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



Flat 5 Cotswold Court, Hounds Road, Chipping Sodbury, South Gloucestershire BS37 6EE

A lovely one bedroom ground floor/garden level Retirement Apartment in an extremely favoured position due to having its own access via French Doors to a beautifully tended communal garden and patio area. With an ideal central location in Chipping Sodbury the apartment is only a short walk to the amenities and shops found in the High Street, plus to the local bus routes. The apartment is very well presented and has a fresh feel throughout as is in very good condition including replaced electric heaters, a modern squared arch into the modern kitchenette with folding door, plus the kitchen has been adapted to fit a slimline dishwasher. The double bedroom has lovely fitted built-in wardrobes plus there is a modern white shower room. Off street parking is available to residents and guests, but not allocated. At the entrance of the building there is a remote control entry system, plus there are Communal Facilities including Laundry Room and a Guest Room (conveniently located opposite), a Guest Lounge and at the rear are the beautifully maintained Gardens to enjoy sitting out in. There is secure storage and charging point for mobility scooter and Careline Assistance. An age restriction of 60 applies plus service charges are applicable (please ask for details). 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 organisations.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN • Well Presented Throughout • Garden Level Retirement Apartment (Minimum Age 60 Years)
- Superior Location in Small Central Development • Own Access To Well Tended Communal Gardens
- Upgraded Kitchen and Shower Room • Spacious Double Bedroom • Level Access To Local High Street Amenities
- Council Tax Band - A - South Gloucestershire Council

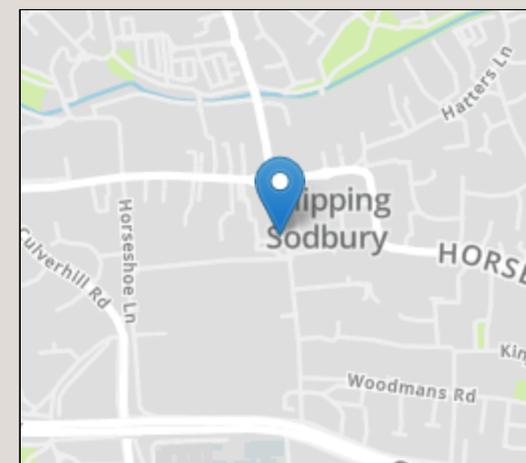
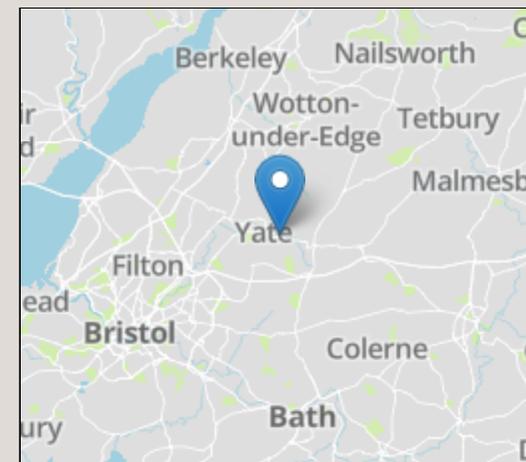
Directions

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	64	75
(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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