

Milburys

SALES LETTING MANAGEMENT

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

6EE

£135,000



Ground Floor Flat
Area: 41.7 m² ... 448 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to Scale.

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

Cotswold Court was built in 1988 and is a popular Retirement Home comprising of one bedroom apartments with own kitchenettes and living rooms. It has a lovely central location in the town and so literally just steps away from 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 lovely well maintained communal gardens with seating areas. Apartment 6 is found on the ground floor and benefits from its very own entrance door leading onto Hounds Road so ideal for immediate access to the High Street, as well as having the use of the communal entrance by the parking if preferred. The accommodation has been recently decorated and upgraded so beautifully presented, leaving nothing to do for the next owner! It comprises of an entrance hallway which gives access to the shower room, double bedroom with built-in wardrobes and lounge/diner which leads into the kitchenette. The property is vacant and is offered with NO ONWARD CHAIN! Other communal areas include the residents lounge, laundry and guest room. There is also a gated mobility scooter charging area. The flat has an Age Restriction of 65 years and a service charge of £2,477.94 per annum plus Ground Rent of £440 per annum. There is an 'on site' manager Monday to Friday (9am to 1pm) and the Lease is a 125 years from 1988.

Situation

The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque 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 area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way to name but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

Property Highlights, Accommodation & Services

- Ground Floor Apartment With Personal Entrance
- Level Walk To Chipping Sodbury High Street
- Super Location in Small Central Development
- Beautifully Presented
- Communal Facilities inc Laundry Room, Residents Lounge, Guest Room plus Secure Mobility Scooter Parking/Charging
- One Double Bedroom, Lounge, Shower Room and Kitchenette
- Beautifully Tended Communal Gardens To the Rear to Enjoy
- Management Fees of £2477.94 per annum Plus Ground Rent £440 per annum.
- Minimum Age 65 years
- Council Tax Band - A - South Gloucestershire Council

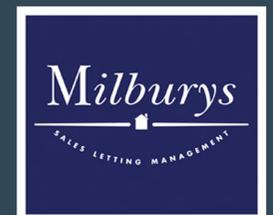
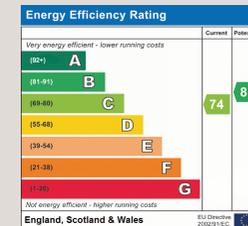
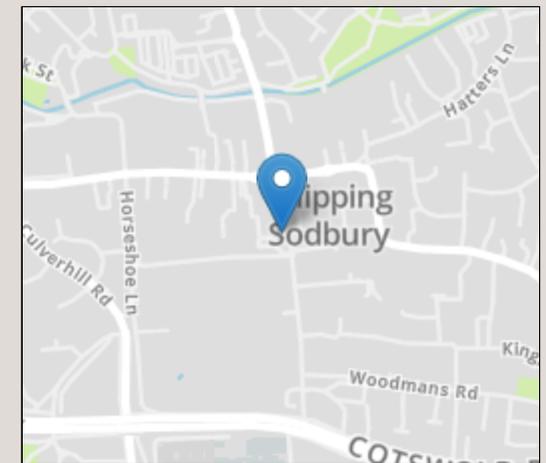
Directions

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

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