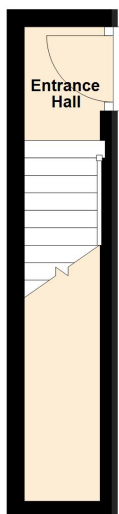




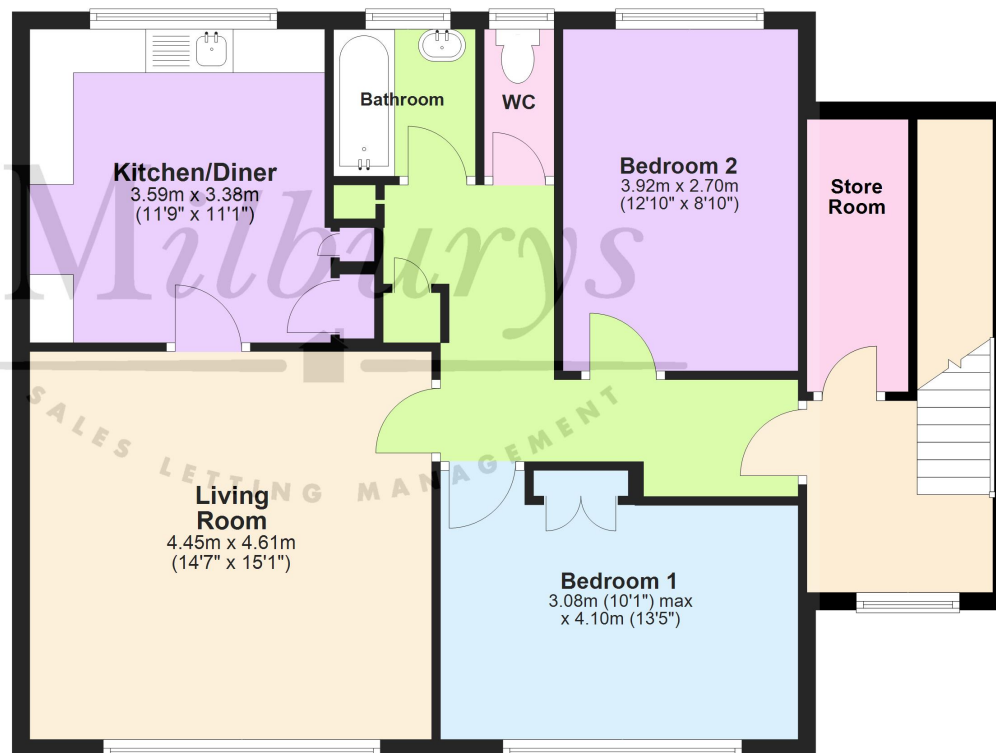
## Ground Floor

Approx. 4.7 sq. metres (50.8 sq. feet)



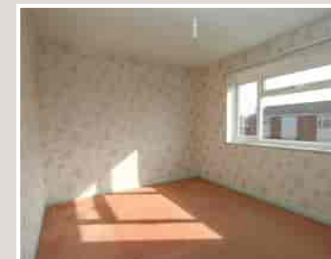
## First Floor

Approx. 83.0 sq. metres (893.9 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

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



# 16 Smarts Green, Chipping Sodbury, South Gloucestershire BS37 6EA

Offered for sale with NO ONWARD CHAIN! Rare to the market, this large first floor flat is one of just 4 in the block. Located in Smarts Green, this property would be ideal for those looking for easy walking distance and access to Chipping Sodbury High Street. The flat benefits it's own private entrance with stairs that lead up to the first floor. With much modernization required, this would make a fantastic project if you are looking to make your own mark on a home! Once inside the property you will find a large storage cupboard in the entrance hall, then two large double bedrooms, a fantastic size living room flooded with south facing light, then from here it leads through to a very good size kitchen/diner. Outside the property comes with its own section of the rear garden which is laid to lawn and comes with a handy shed. Modest Management fees apply of circa £24 pcm which include the buildings insurance and maintenance of communal areas. There is the remainder of 125 Year Lease from 11 January 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

- NO CHAIN!!
- Exceptionally Large Flat
- Walking Distance Of Chipping Sodbury High Street
- Private Entrance.
- First Floor
- 2 Double Bedrooms
- Large Kitchen/Diner
- Rear Garden
- Council Tax Band - A - South Gloucestershire Council
- 125 Year Lease from 11 January 1988

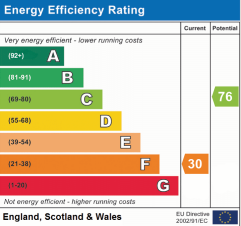
## Directions

Leaving Chipping Sodbury from the High Street, follow the road round through Horse Street and continue to the end until you arrive at the large roundabout. Take the 3rd/far exit onto Smarts Green and follow the road where you will shortly see number 16 on the right hand side in a small block of flats.

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

**Tenure** - Leasehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



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