Flat 19 Cotswold Court Chipping Sodbury

Well presented first floor flat located in the heart of the historic market town of Chipping Sodbury, a stones throw from the High Street, communal areas including garden plus parking, offered for sale with no onward chain.

An excellent purpose built one bedroom retirement flat, tucked away off the beaten track, situated on the first floor with a lift. Minimum age limit of 60, communal areas including a lounge, launderette, enclosed gardens, with parking on a first come first serve basis and visiting guest accommodation available. The accommodation within the flat includes entrance hall, living room with kitchenette, double bedroom with built-in wardrobes and shower room.

£139,950

Country Property

Flat 19 Cotswold Court, Hounds Road, Chipping Sodbury, BS37 6EE

First Floor Retirement Flat | 1 Double Bedroom | Living Room & Kitchenette | Shower Room | Communal Areas
No Onward Chain | Energy Efficiency Band C | Communal Garden & Parking

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations make their home here. It has a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

GROUND FLOOR

Communal Entrance The property is approached from the private car park into the main entrance reception area, through the lobby which has security entrance system, through internal doors leading to hallways where you'll find the communal areas plus staircase and lift that lead to the first and second floors.

FIRST FLOOR

Entrance Hall Accessed from the communal hallway, airing cupboard with hot water system, entrance phone system.

Living Room 10' 7" x 17' 6" (3.23m x 5.33m) Window to front, faux fireplace with electric fire, warm air heater, pull cord emergency system.

Kitchenette 7' 3" x 5' 4" (2.21m x 1.63m) Window to side, range of wall and base units with laminated worktops over, one and a half bowl sink unit, part tiling to walls, high level oven and integral microwave, space for fridge and freezer, inset electric hob with cooker hood over, tiled floor.

Bedroom 1 8' 7" x 14' 2" (2.62m x 4.32m) Window to front, built-in wardrobe, warm air heater, pull cord emergency system.

Shower Room 5' 4" x 6' 9" (1.63m x 2.06m) Low level WC, hand basin with vanity unit, tiled walls, corner shower cubicle with eclectic shower over, warm air heater, heated towel rail, extractor fan, pull cord emergency system.

COMMUNAL AREAS

Lounge Located near the entrance main entrance.

Launderette Washing machines and tumble dryers included within the management charge.

Buggy Charging Point Mains socket, light, secure storage under lock and key.

Garden Pleasant seating areas, shrubs and flower borders.

FURTHER DETAILS

Leasehold For the residue of 125 years from 1st June 1988, subject to a ground rent of £249.16 every six months, subject to review. Service charge currently £1,719.06 payable every six months.

Visiting guest accommodation is available.

Directions From where Broad Street and High Street meet in Chipping Sodbury, head South along Hounds Road, just after the road widens, Cotswold Court is on your right. There is private parking for residents in the carpark on a first come first served basis. Flat 19 will be accessed via the main entrance.

Tenure Leasehold

Council Tax Band A

Services Mains water, electricity and drainage are connected.

Communal laundry (time slots)

Communal parking.

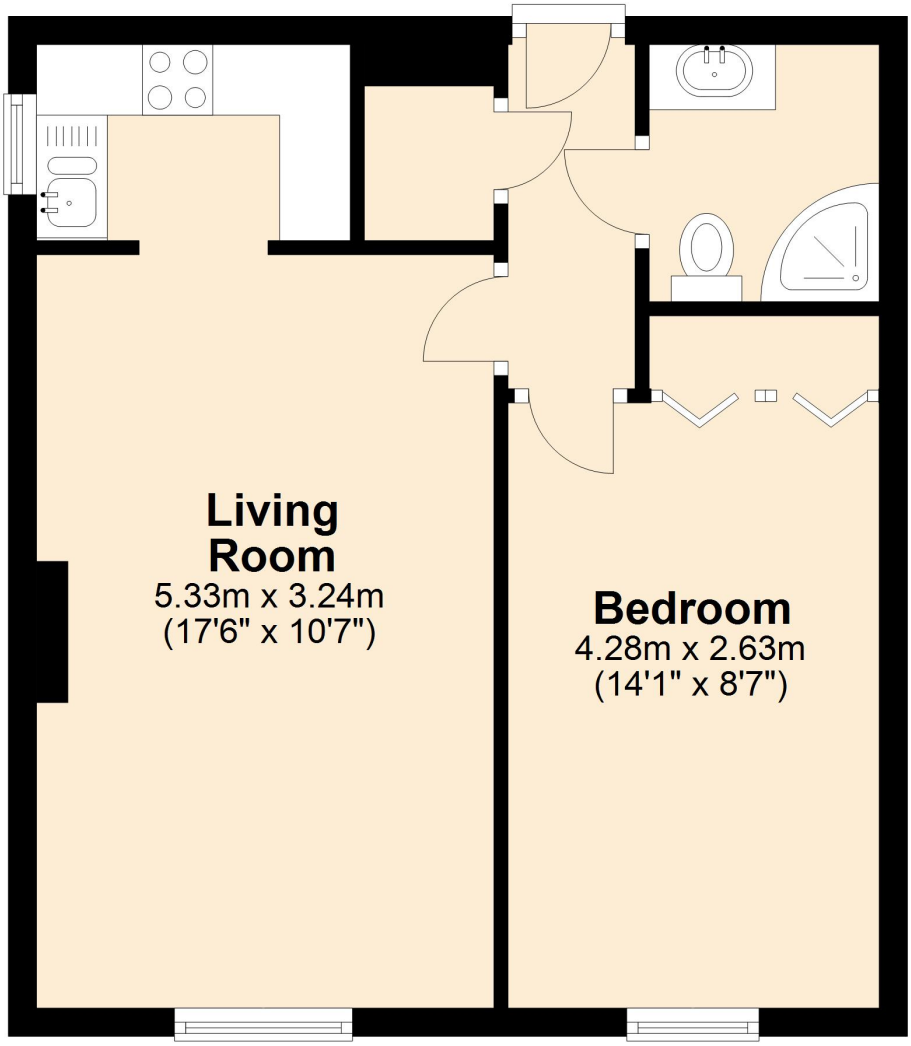
Buggy charging point.

Communal door phone entry and release system.

Part time house manager.

First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 40.7 sq. metres (437.8 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

COUNTRY PROPERTY

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