

Milburys

SALES LETTING MANAGEMENT

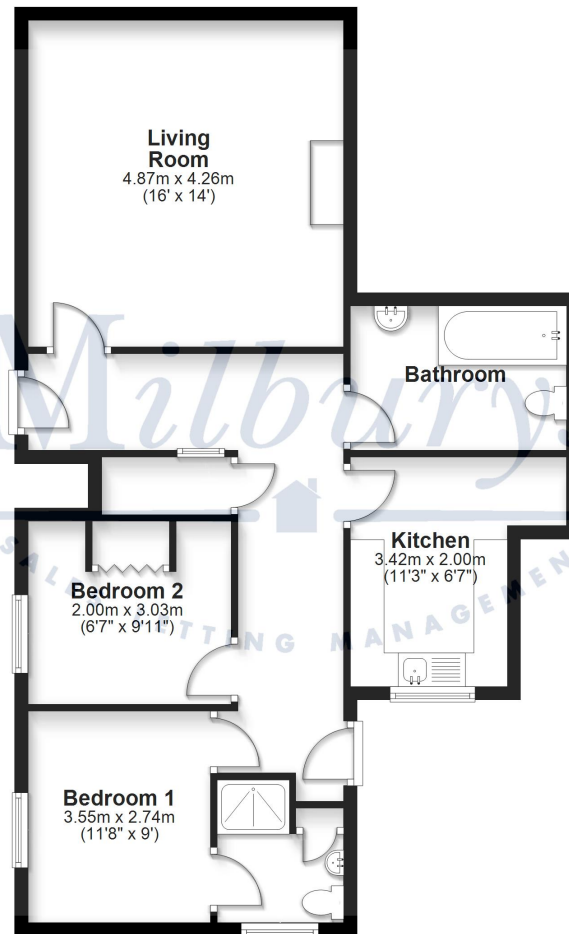
Flat 5 Belgrave Buildings The Scop, Lower Almondsbury, South Gloucestershire, BS32

4DU

£286,999

Ground Floor

Approx. 78.3 sq. metres (842.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

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



Flat 5 Belgrave Buildings The Scop, Lower Almondsbury, South Gloucestershire BS32 4DU

A character property in the enviable location of 'Lower Almondsbury', where community is at it's heart and countryside rambles aplenty. Milburys have an incredibly rare find to offer to the market. Perfect for investors, first time buyers or even downsizers, this two bedroom, two bathroom, self contained apartment is quite something. Entering through the front door, the spacious lounge/diner is located to your left, with the dual aspect windows overlooking greenery on both sides, beautiful flooring -which continue throughout- high ceilings and a classic wood-burning stove as the perfect focal point, it is the quintessential spot to unwind. Moving on to the family bathroom, modern in design with freestanding bath and shower over, sink with vanity and w/c. The newly fitted Howdens kitchen is a shaker design, classic yet modern and the perfect addition. The floor and wall units provide great storage and plenty of space for all required appliances. Completing the property are two double bedrooms, where the principal bedroom benefits from an ensuite shower room. Externally, the development offers private communal gardens, garage and parking. Do not hesitate to book your viewing today!

Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2017). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop (www.almondsburycommunityshop.org.uk), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

Property Highlights, Accommodation & Services

- Two Double Bedroom Ground Floor Apartment In An Enviaile Location
- Principal Bedroom With Ensuite Shower Room
- Dual Aspect Lounge/Diner With Wood-burning Stove
- Newly Fitted 'Howdens' Kitchen Beautifully Designed
- Modern Family Bathroom With Freestanding Bath/Shower
- Communal Gardens
- Garage and Allocated Parking
- Village Amenities Include Community Shop And Post Office, Public House And Village Church
- Countryside Walks From Your Doorstep

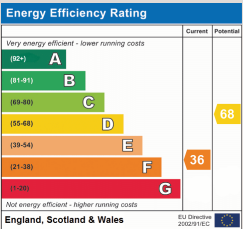
Directions

From J16 of the M5 take the A38 north. Take the third left at the brow of the hill into Over Lane. Drop down the slope and turn right opposite the garden centre into Sundays Hill. Follow the road into the village, passing the school on your left and the church on your right. Turn right into Church Road and follow the road round to the end, over the T junction, taking the last turning on your right. Flat 5 can be found on your right.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band C

Tenure - Leasehold

Additional Information - Management Fees Apply



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





www.milburys.co.uk