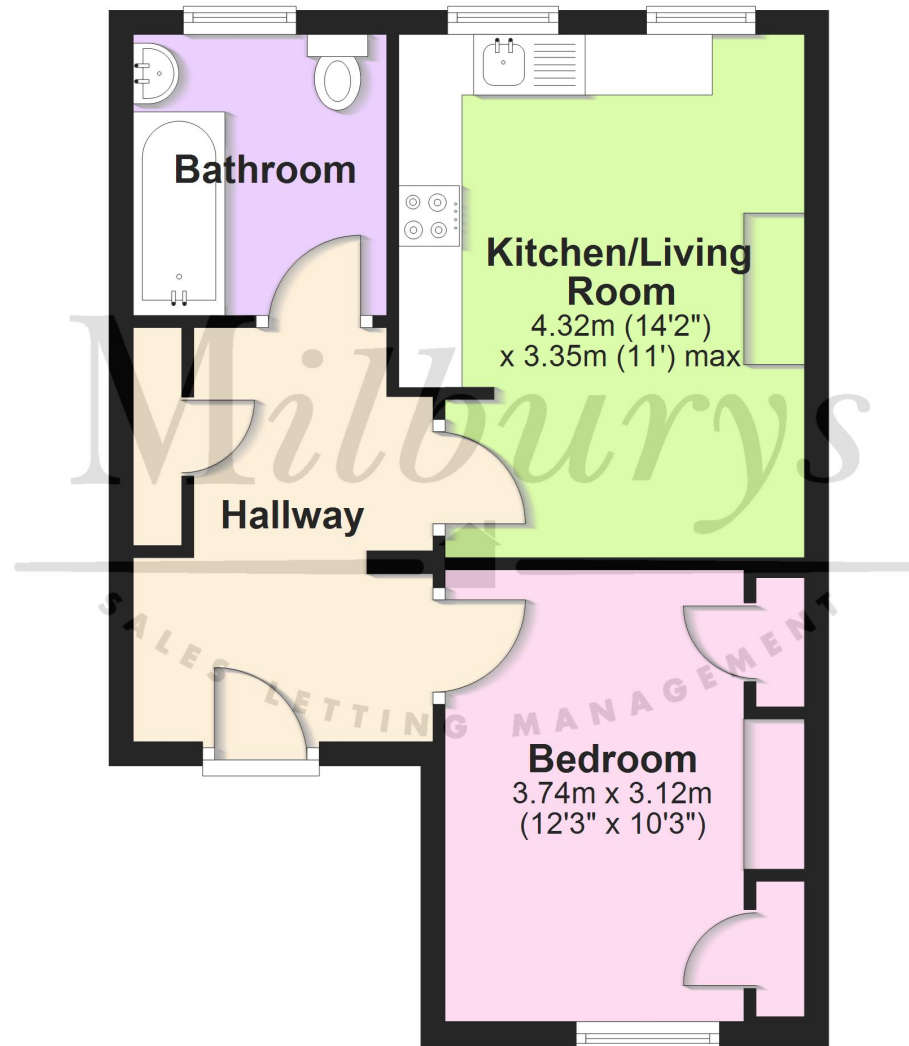




Second Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 39.8 sq. metres (428.7 sq. feet)

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

Flat 5, 23 Horse Street, Chipping Sodbury, South Gloucestershire BS37 6DA

A lovely modern one bedroom apartment on the top (2nd) floor of this attractive Grade II listed building, formally the Post Office. It was converted in 2018 into just six apartments and finished to a high spec with allocated off street parking for one car (and visitors) at the rear, plus there is a shared stone outbuilding catering for bins and bicycle storage. The communal doors come with intercom systems which take you into the communal hallway which has stairs up to all floors. Once inside the apartment there is a central hallway which leads off to the lounge/kitchen which is open plan and has a full range of kitchen appliances and a gas boiler which provides the central heating. The lounge area has a lovely outlook over High Street with afternoon sun streaming in, plus a log burner has been fitted as well! The double bedroom has two built in cupboards and an outlook to the rear, whilst the bathroom is nice and bright and fitted with a three piece white suite with shower over. Just seconds stroll from the flat will take you to all the shops, cafes and bars in the High Street and so it has a fantastic convenient location whilst being elevated above the road so away from passing traffic and passers-by. The flat has the remainder of a 250 year Lease and Management Company Fees Apply.

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 Onward Chain! • Modern One Bedroom Second Floor Flat; Converted in 2018
- Lovely Character Building in Central Chipping Sodbury • Stone's Throw to Shops, Restaurants and Bars in the High Street
- Off Street Parking and Visitor Parking at the Rear, Plus Bike Storage • Fully Fitted Kitchen Area Plus Lounge with Feature Log Burner
- Double Bedroom with Fitted Cupboards • Modern White Bathroom Suite • Attractive Wooden Flooring Throughout
- Council Tax Band - A - South Gloucestershire Council

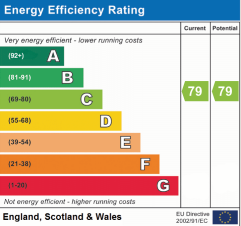
Directions

From our office in the High Street, follow the bend round into Horse Street where the Old Post Office building will be shortly on your right. Look out for the red letter box! Flat 5 has a communal entrance to the front and is on the top / second floor. At the rear there is private parking and a rear access to the communal hallway.

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

Tenure - Leasehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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