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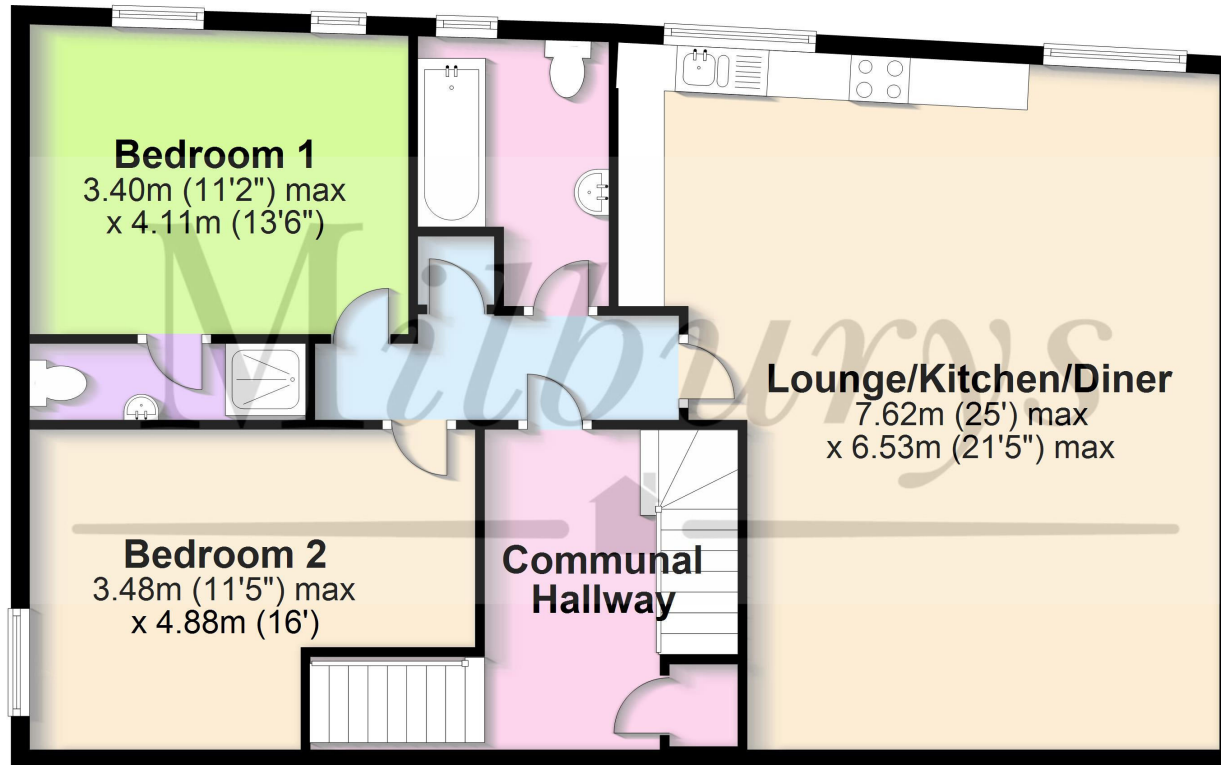
SALES LETTING MANAGEMENT



2 Arnold Court, 36 High Street, Wickwar, South Gloucestershire, GL12 8NP

£239,500

## First Floor Flat



Total area: approx. 86 sq. metres (927 sq. feet)

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



# 2 Arnold Court, 36 High Street, Wickwar, South Gloucestershire GL12 8NP

Formerly an old brewery warehouse from a bygone era, this lovely first floor apartment has been crafted from a character Grade II listed building and now presents itself as a spacious charming home with fantastic open plan living space. Being one of just three flats it shares a front entrance with one other (the top floor flat) and has an intercom phone entry system providing access. Having been converted in 2015 it comes with its own allocated parking space at the rear of the building where there is also bin storage and a small shared outdoor decking area. At the front, the High Street has very good parking with no time restrictions. The interior has a beautiful hand crafted kitchen with fitted appliances which opens into the dining area and then onto the open plan lounge. The lounge area has the addition of a drop down cinema screen plus projector further enhancing the appeal of this contemporary apartment! Along from the two bedrooms there is a modern bathroom plus bedroom one has an ensuite shower room. It also has gas central heating and on the communal first floor landing it has its own under stairs storage cupboard. The location is ideal as it benefits from being just off the High Street, whilst at the same time having a very private tucked away position via the coach house archway which fronts the road.

## Situation

With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Members Club, café, hairdressers and youth centre. There are also village playing fields just a stroll from the centre of the village, many local country walks and the picturesque Holy Trinity Church which has a beautiful location just north of the village. Alexander Hosea Primary School is in the village and is very popular, whilst there are several secondary schools in the area which are also of good reputation including the nearby, Katharine Lady Berkeley Secondary School which is in the catchment for most of the village. Wickwar is also ideal for commuters as the M4 Junction 18 is circa 8.7 miles to the south (passing by Chipping Sodbury) whilst the M5 Junction 14 is only 4.5 miles to the north-west. Chipping Sodbury and Yate are only minutes drive away and have many shops, a selection of supermarkets, a cinema, sports facilities and a train station direct to Bristol.

## Property Highlights, Accommodation & Services

- Superior Two Bedroom, First Floor Apartment
- Former Brewery Warehouse - Character Grade II Listed Building
- Converted 2015 - Beautifully Presented - Modern Open Plan Living Space
- Tucked Back Position from the High Street
- Hand Crafted Fully Fitted Kitchen - Lounge/Dining Area - En-Suite Shower Room - Modern Family Bathroom
- Mains Gas Central Heating - Communal Outside Decking Area
- Allocated Off Street Parking
- Leasehold - Remainder of 999 year. Management Company £60 Per Calendar Month
- Council Tax Band C - South Gloucestershire Council

## Directions

Entering the village from Chipping Sodbury, number 36 will be found approximately two thirds along the High Street on the left hand side. Look out for the archway which leads you to the rear where you will find the parking and the entrance to the flat. (For viewings please park on the High Street.)

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

**Tenure** - Leasehold

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