

Milburys

SALES LETTING MANAGEMENT



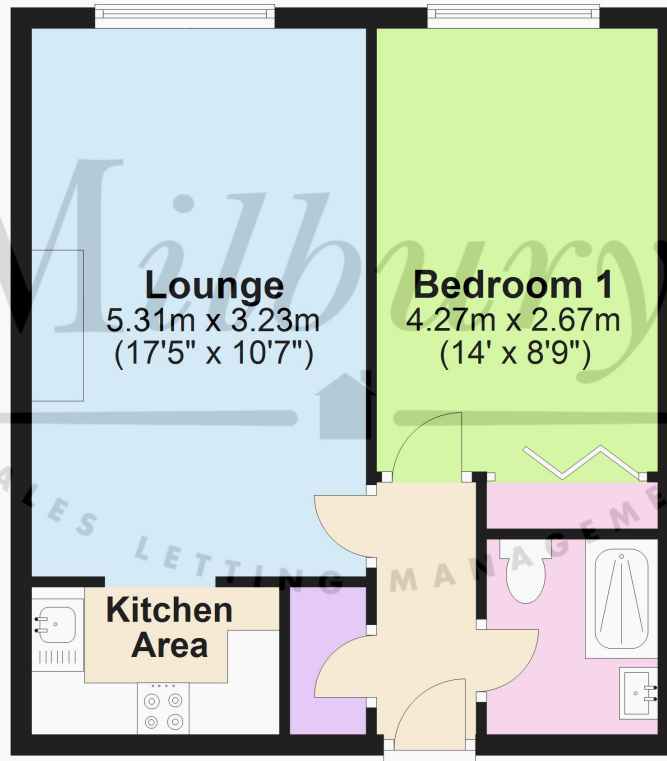
Flat 14, Cotswold Court, Hounds Road, Chipping Sodbury, South Gloucestershire, BS37

6EE

£115,000

First Floor Apartment

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 41.2 sq. metres (443.6 sq. feet)

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



Flat 14, Cotswold Court, Hounds Road, Chipping Sodbury, South Gloucestershire BS37 6EE

This well presented first floor Retirement apartment is conveniently situated just off Chipping Sodbury High Street, so only a very short and level stroll to the local shops amenities and bus routes. It is ideal for independent living with the added benefit of all the communal facilities available which includes a large lounge, laundry room, guest bedroom and beautifully presented gardens. There is also a lift within the development to take you to the first floor. The apartment enjoys a lovely outlook over the well kept rear gardens and boasts a modern fitted shower room with large walk-in shower, a light and airy lounge diner with Upvc double glazed window and feature fireplace, a kitchenette, then a good size double bedroom with built-in wardrobes. Outside there is parking for residents (not allocated) plus there is a secure room for mobility scooter parking and charging. The flat is offered with no onward chain as the seller has already vacated so it is all good and ready to go! Management Fees and Age Restriction of 60 years Applies.

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. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The historic 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 just two), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a fantastic selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre plus the Cinema Complex so all your needs are catered for!

Property Highlights, Accommodation & Services

- One Bedroom First Floor Retirement Flat
- Easy Level Stroll to Nearby High Street Shops and Amenities
- No Onward Chain! Vendor Vacated.
- Good Size Lounge, Kitchenette and Double Bedroom
- Lovely Outlook Over Rear Gardens
- Electric Heating with Double Glazing
- Resident Parking
- Lift to First Floor
- Communal Lounge, Laundry Room, Guest Room Plus Part Time on Site Manager
- Economical Council Tax Band A

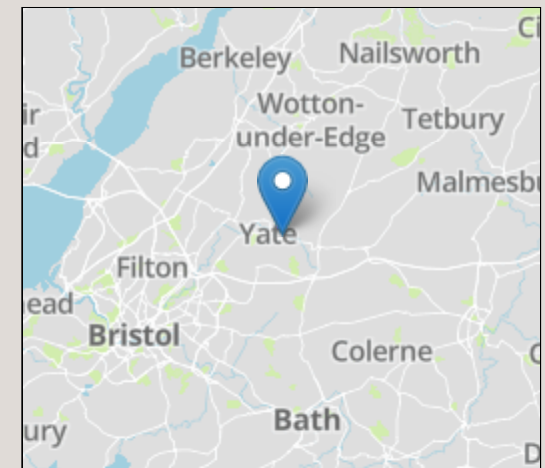
Directions

From Chipping Sodbury High Street turn into Hounds Road (by our office) and you will find Cotswold Court only a short distance along on the right hand side.

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

Tenure - Leasehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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