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# Apt 8, Cotswold Edge Mews

Chipping Sodbury

£235,000








COTSWOLD EDGE MEWS
55 BOWLING ROAD

# Apartment 8,
# Cotswold Edge Mews
# Chipping Sodbury, BS37 6EP

Immaculately presented executive 2 bedroom apartment, located in a sought-after location within walking distance of the historic Chipping Sodbury High Street.

This light and airy first floor apartment with views over the communal gardens, is being offered for sale with no onward chain and is key turn ready with no work required. The accommodation includes entrance hall, open plan living room with kitchen area, two double bedrooms with ensuite shower room to the master and a further bathroom. Outside the communal garden wraps around the property and is mainly laid to lawn with trees and shrubs as well. There is allocated parking for 1 vehicle and visitor parking which are all off road. Being this close to Chipping Sodbury High Street speaks for itself - a traditional, yet bustling and friendly environment with plenty of local amenities, organisations and community events to enjoy, not to mention an excellent selection of pub/ restaurants. Offered for sale with no onward chain.

- First Floor Apartment
- Open Plan Living Room
- 2 Bedrooms & 2 Bathrooms
- Communal Gardens
- Allocated Parking x 1
- No Onward Chain
- Walking Distance To High Street
- Energy Efficiency Rating B



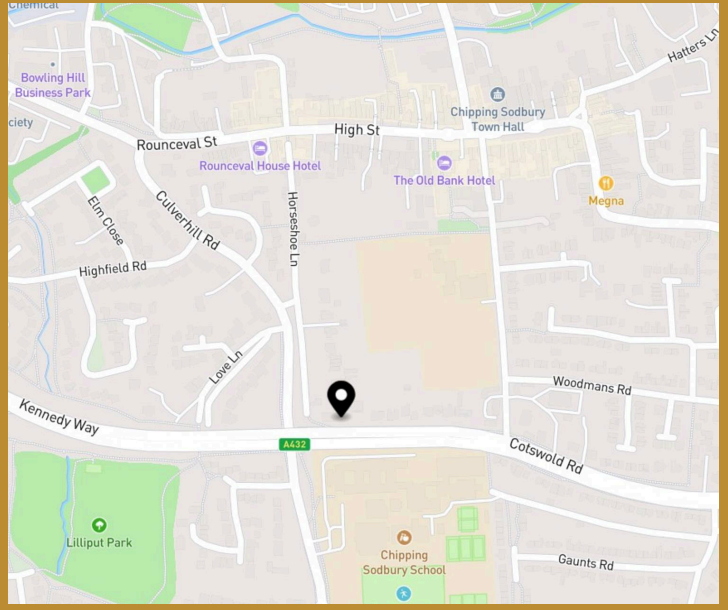


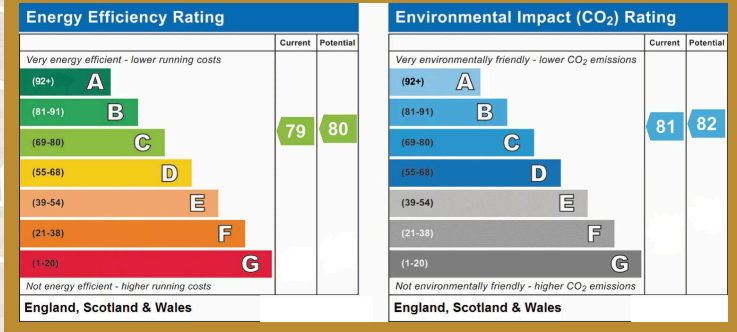




## Location

This property is roughly 5 minutes' walk to Chipping Sodbury High Street. Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is 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.







Immaculate 2 bed first floor apartment near Chipping Sodbury High Street. Ensuite, open plan living, communal gardens, allocated parking. No onward chain, ready to move in.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



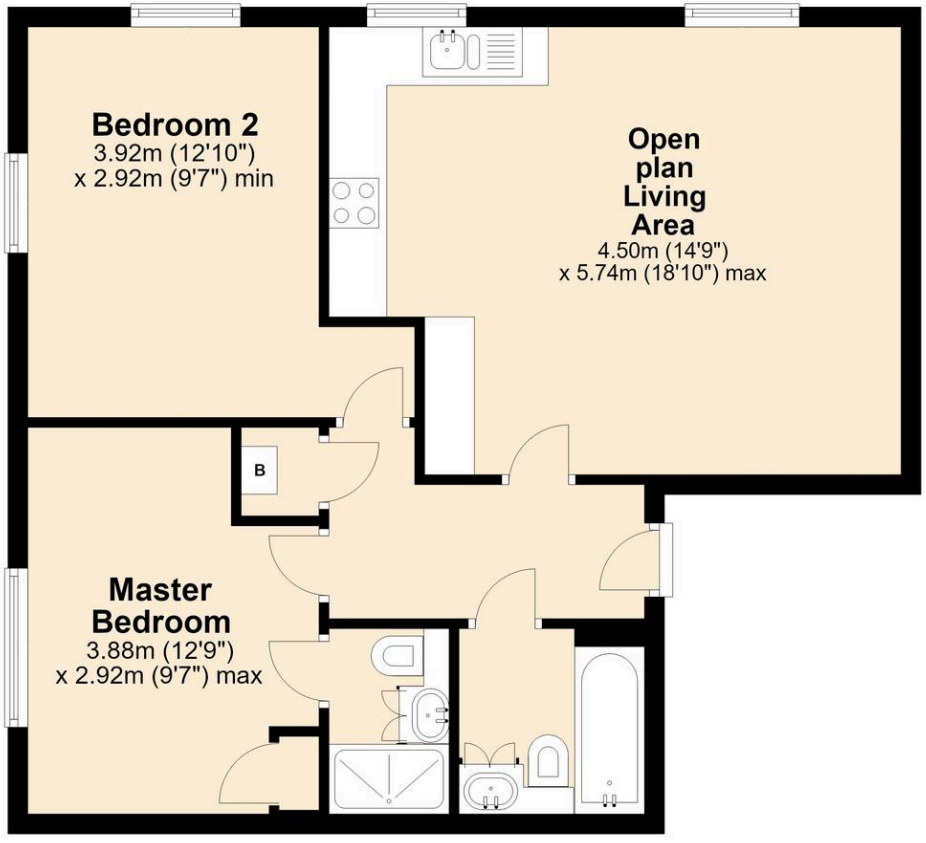






## First Floor

Approx. 60.5 sq. metres (650.8 sq. feet)




Total area: approx. 60.5 sq. metres (650.8 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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