



2 Cotswold Edge Mews, 55 Bowling Road

Chipping Sodbury

£249,950



Apartment 2

Cotswold Edge Mews, Chipping Sodbury,
BS37 6EP

Well appointed ground floor flat, situated just a short walk from High Street facilities. Offering level access to bright and light modern living, the property features an open plan kitchen living room offering flexible accommodation.

Cotswold Edge Mews was constructed in 2014 - the advantages of a purpose-built property being: modern standards of construction, high levels of sound and noise insulation, a long 999 year leasehold, and well-defined private and communal areas. Additionally, the property benefits from luxurious finishing touches such as engineered oak floors and nicely appointed kitchen and bathroom. This particular flat is in a beautifully presented condition, having been well maintained by one careful owner from new! Outside, the property has lawned gardens shared with a few close neighbours, and an allocated off road parking space. 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.

- Ground Floor Flat
- 2 Bedrooms
- Spacious Modern Living
- Open Plan Living Room Kitchen
- Engineered Oak Flooring
- Ready to Move In
- Energy Efficiency Rating C





Chipping Sodbury

This property is roughly 3 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.

Council Tax band: B

Services: Mains gas, electricity, water and drainage connected. Gas combi boiler.

Tenure: Leasehold, 999 years from 2013, maintenance charge £2024 last year, including ground rent, buildings insurance, property maintenance items.



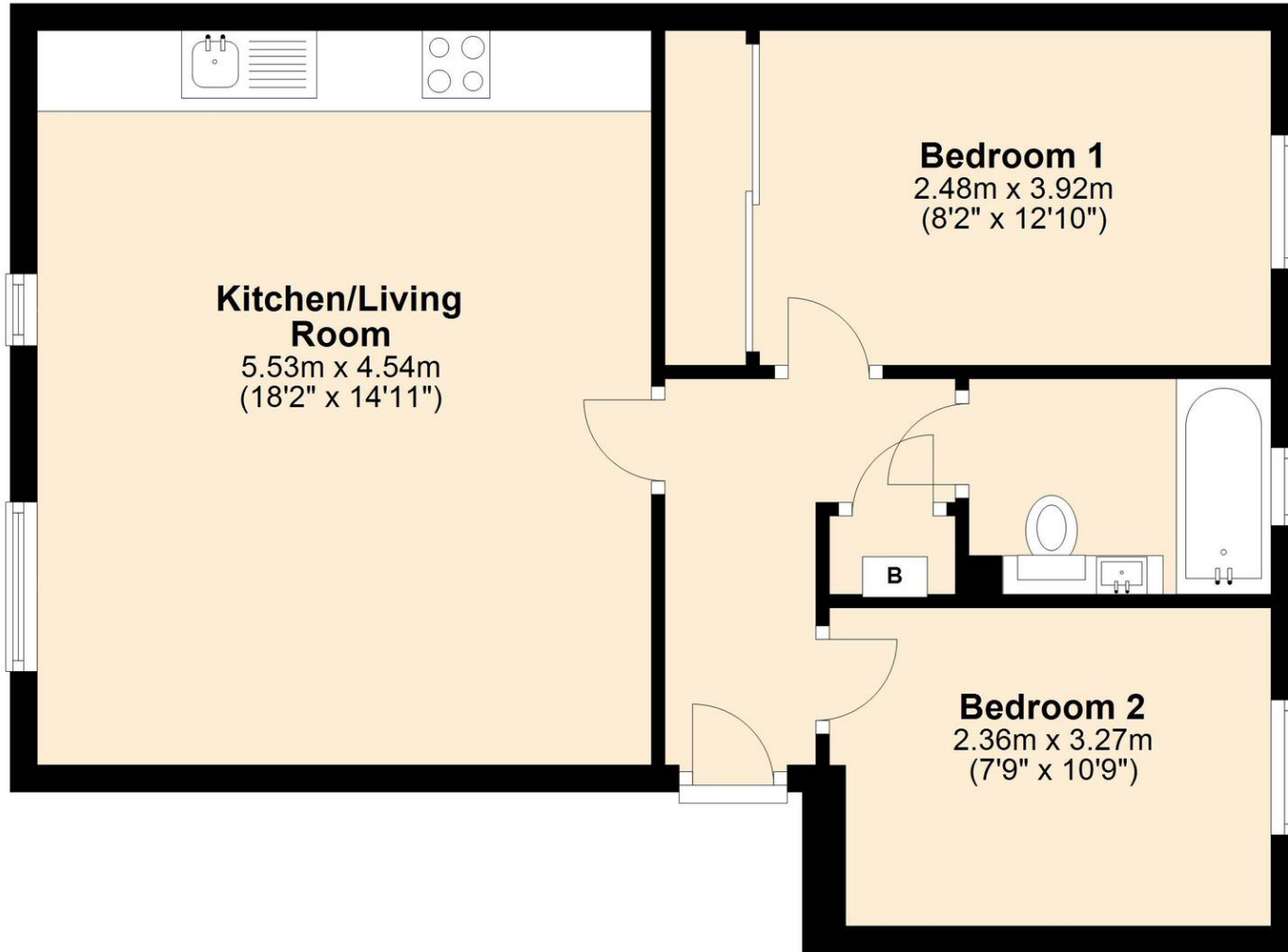
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(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	



Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Total area: approx. 53.5 sq. metres (576.0 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This plan includes only the information that is stated on the plan and does not include any other information.

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