



39 Batten Court
Chipping Sodbury

£235,000



39 Batten Court

Chipping Sodbury, Bristol BS37 6BL

Downsizing but not too much? Look no further than this spacious 2 bedroom ground floor flat, located in a select "60s-plus" community, just a 5 minute walk from Chipping Sodbury High Street.

At about 25% larger than most, this fabulous corner plot property has patio doors opening out on to a South Westerly facing section of the communal gardens, where you can watch the world go by – but which also makes it a sunny flat at most times of the year. Accommodation comprises a 12' x 18' lounge, kitchen, two double bedrooms, utility/store cupboard, and a refitted fully tiled shower room. Gardens and grounds are beautifully maintained and looked after for a pleasant environment, which also features a pond with occasional seating areas to enjoy, and plenty of parking. The nearby High Street has a plethora of activities and different clubs to keep busy with, with everything from craft to amateur dramatics to day trips away – and plenty of cafes, restaurants, shops and pubs. In addition, several times a year there are organised community events, where the High Street is closed to traffic, and the space used for fairs, festivals, picnics, and many other things.

- Ground Floor
- Spacious Rooms
- 25% Larger Than Most
- Patio Doors to Garden
- Watch the World Go By
- 5 Minutes Walk To High Street
- Energy Efficiency Band D
- Beautiful Site Gardens & Pond

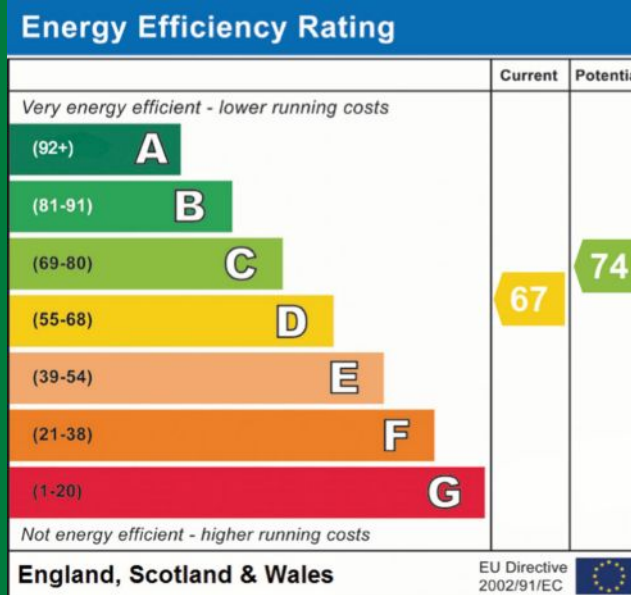




Location & Situation:-

Chipping Sodbury

This property is about a 4-minute walk from Chipping Sodbury High Street and Waitrose, a 4-minute drive from Yate Shopping centre. 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. Popular Primary and Secondary Schools. Yate has a full range of shops and supermarkets and leisure centre. 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.



Further details:-

Council Tax band: C

Tenure: Leasehold (125 years from 1990)

EPC Energy Efficiency Rating: D

Service charge: currently £165 p/m



Ground Floor

Approx. 73.0 sq. metres (786.3 sq. feet)



Total area: approx. 73.0 sq. metres (786.3 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.

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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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