



35 Batten Court
Chipping Sodbury

£259,000



35 Batten Court

Chipping Sodbury, Bristol, BS37 6BL

Sunny and spacious ground floor apartment with a garage, located in this private and sought after community. Fully modernised throughout, the property benefits from bespoke fitted kitchen, shower room and wardrobes, plastered ceilings, replacement windows – and sumptuously finished decor. The result is a bright and light space, and rooms which flow nicely – to simply move in and enjoy. Pleasant gardens surround the property which are communal and well maintained within a very modest service charge, however with this particular property there are garden areas which have been tended privately. Accommodation includes living room, kitchen, two bedrooms and shower room. Across the courtyard is the single garage. Ultimately convenient location, less than a 5-minute walk from the High Street with its plethora of clubs, cafes, shops, church, amenities – plus a thriving semi-rural community with a busy calendar where there is always something to look forward to.

- Ground Floor Apartment
- Garage
- 2 Bedrooms
- Modernised Throughout
- Delightful Communal Gardens
- Updated Kitchen, Shower Room
- uPVC Double Glazed Windows
- Energy Efficiency Band D





Location and Situation:-

Chipping Sodbury

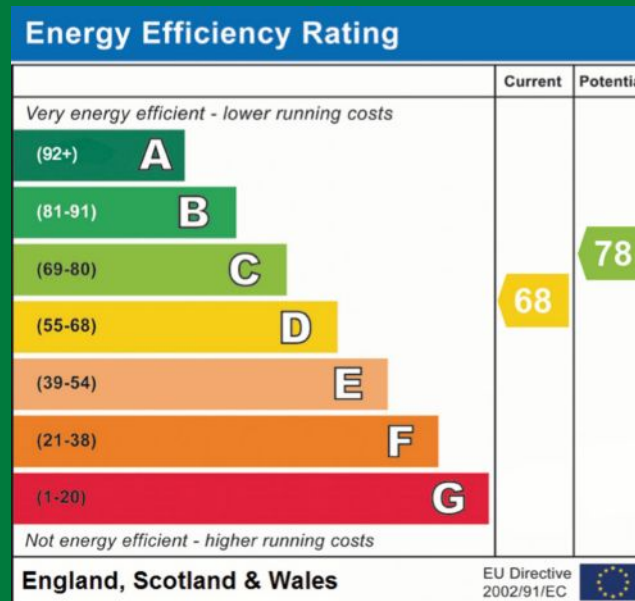
Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall 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.

Further details:-

Council Tax band: C

Tenure: Leasehold, remainder of 125 year lease from 1990. Service charge of £165 p/month which includes maintenance of communal areas, window cleaning, emergency 24-hour monitored line.

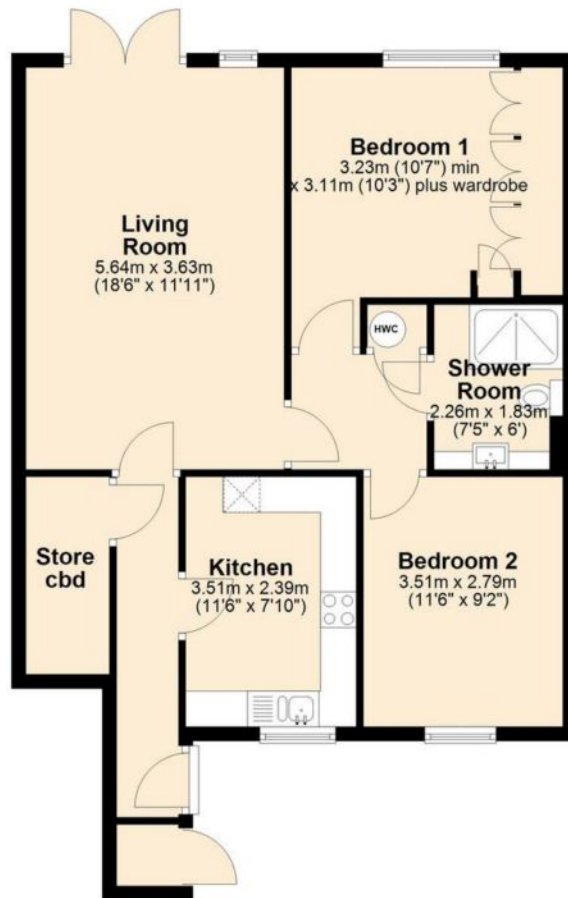
EPC Energy Efficiency Rating: D



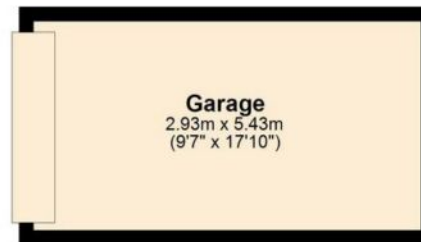


Ground Floor

Approx. 70.3 sq. metres (757.0 sq. feet)



Total area: approx. 70.3 sq. metres (757.0 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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