



**Cotswold Court Hounds Road, Chipping Sodbury Bristol BS37  
6EE**



**welcome to**

## **Cotswold Court Hounds Road, Chipping Sodbury Bristol**

**\*\* RETIREMENT FLAT \*\* NO CHAIN \*\* COMMUNAL GARDENS \*\*** Accommodation compromises: Entrance hall, kitchen, lounge/diner, one double bedroom & bathroom. The complex also provides a communal lounge, washing facilities, communal garden and a guest suite. Situated next to Chipping Sodbury High Street.

### **Entrance Hall**

Doorways to all rooms, panic alarm and intercom system, coved ceiling,

### **Lounge/Diner**

17' 4" x 10' 5" ( 5.28m x 3.17m )

Double glazed window to side, electric feature fireplace, coved ceiling wood effect laminate floor and open to kitchen.

### **Kitchen**

7' 2" x 5' 4" ( 2.18m x 1.63m )

Fully fitted kitchen with wall and floor units and work surfaces over, tiled splashbacks, stainless steel sink and drainer, space for fridge freezer, integrated electric hob, oven and cooker hood over, coved ceiling and wood effect laminate floor.

### **Bedroom**

12' x 8' 8" ( 3.66m x 2.64m )

Double glazed window to side, wood effect laminate floor and built in wardrobes

### **Bathroom**

A three piece suite comprising bath with electric shower over, vanity wash hand basin, low level WC, wall heater and tiled walls.





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## **Cotswold Court Hounds Road, Chipping Sodbury Bristol**

- Retirement Apartment
- One Bedroom
- Lounge / Diner
- Communal Garden
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3190.94

Ground Rent: 498.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# **£110,000**

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Property Ref:  
CPS104501 - 0004

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**allen & harris**



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



**[allenandharris.co.uk](https://allenandharris.co.uk)**