



26 Batten Court
Chipping Sodbury

Guide Price **£250,000**



26 Batten Court, Chipping Sodbury, BS37 6BL

Quite simply a beautiful 2 bedroom first floor apartment, which has been modernised throughout and forms part of an exclusive retirement complex within walking distance to Chipping Sodbury High Street, offered for sale with no onward chain and its own garage.

This first floor apartment is located in one of Chipping Sodbury's best kept secrets called Batten Court, which not only benefit's from its position within the heart of the town, but also retains a peaceful friendly atmosphere with generous communal gardens to sit and enjoy. Accommodation includes entrance hall on the ground floor, then on the first floor, light and airy lounge diner, updated kitchen, 2 double bedrooms and a shower room. The property has it's own single garage in a block a short walk away from the front door and the gardens are delightfully presented and maintained under contract. Age qualification 60 years or 55 if your partner is over 60.

- First Floor Retirement Apartment
- Kitchen & Lounge Diner
- 2 Bedrooms & Shower Room
- Garage
- No Onward Chain
- Landscaped Communal Gardens
- Walking Distance To High Street
- Energy Efficiency Rating D





Location

Chipping Sodbury High Street is a 5 minute walk from the property. Chipping Sodbury is a thriving historic market town dating back to the 1700s. Nowadays there are many social activities, clubs and organisations to be a part of. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of local pubs and restaurants. Regular bus service from Chipping Sodbury to Yate Shopping Centre which has Tesco Extra, cinema, and rail station = 2 miles. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

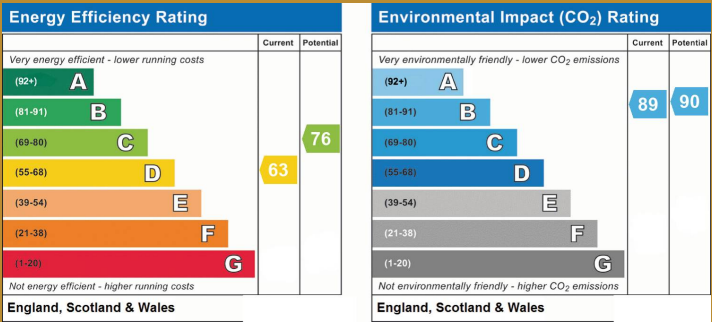
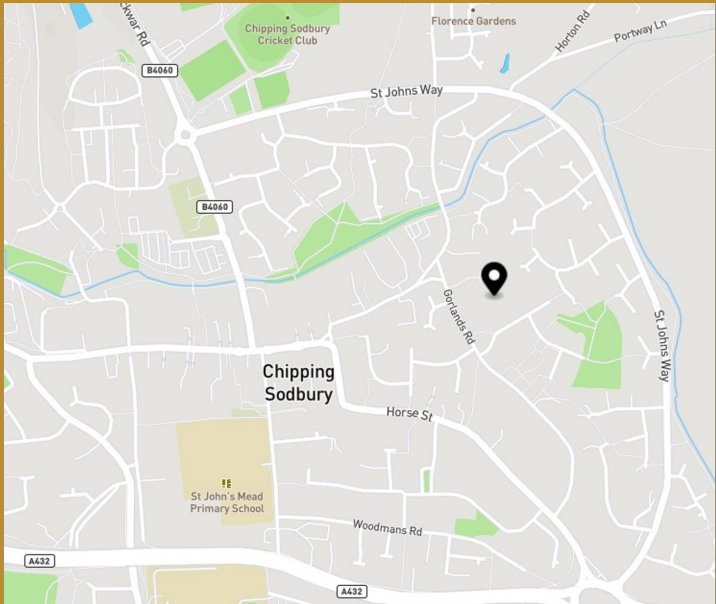
Beautiful 2-bed first floor retirement apartment in Batten Court, close to Chipping Sodbury High St, with garage, communal gardens, and no onward chain. Age 60+ (or 55+ with qualifying partner).

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

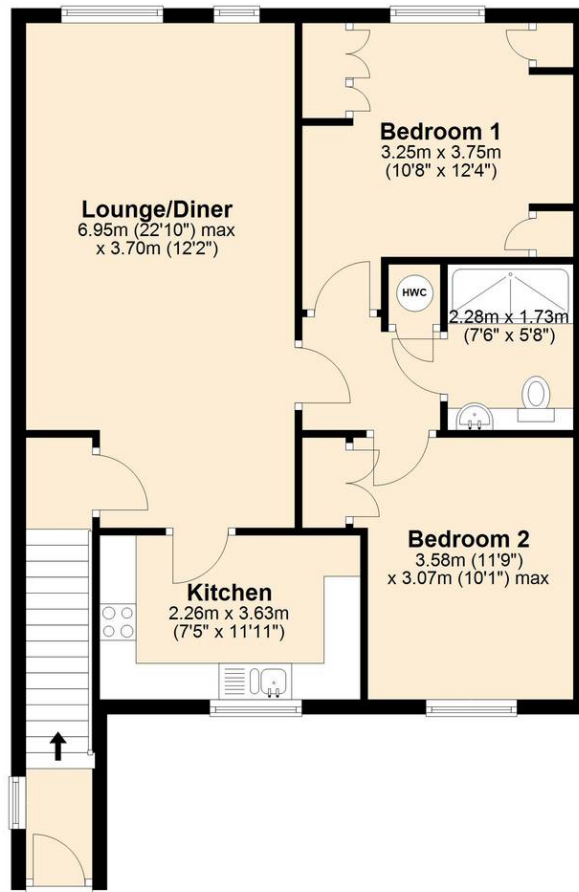
EPC Environmental Impact Rating: B





First Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



Total area: approx. 72.4 sq. metres (779.3 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.

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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