



£229,000

Batten Court

Chipping Sodbury, BS37 6BL

PROPERTY SUMMARY

The property opens into a welcoming hallway. There is a spacious main bedroom which includes fitted wardrobes as well as a second double bedroom. The shower room is well appointed and finished in a modern style. The living room and dining room are set out in an open layout and lead directly into the kitchen which is well arranged with good storage and work surfaces. The living room also benefits from a door that opens onto a private patio area with direct access to the communal gardens. This creates a lovely connection to outdoor space which is ideal for relaxing and for enjoying the attractive grounds that surround the building.

Lease - 89 years remaining
Service Charge - £176 per month approx

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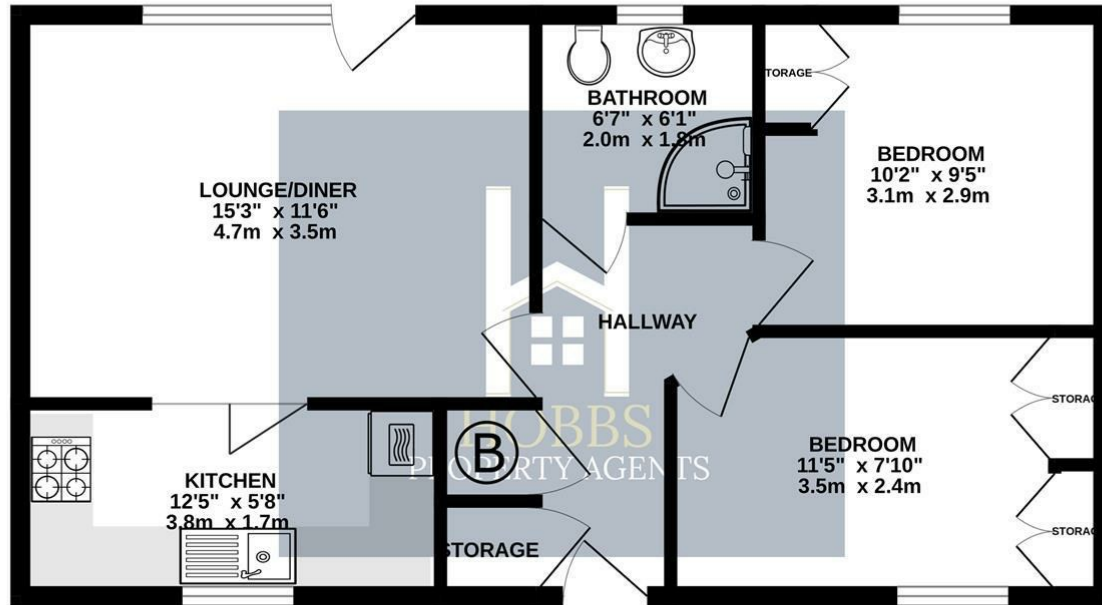








GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			89
(81-81) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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