

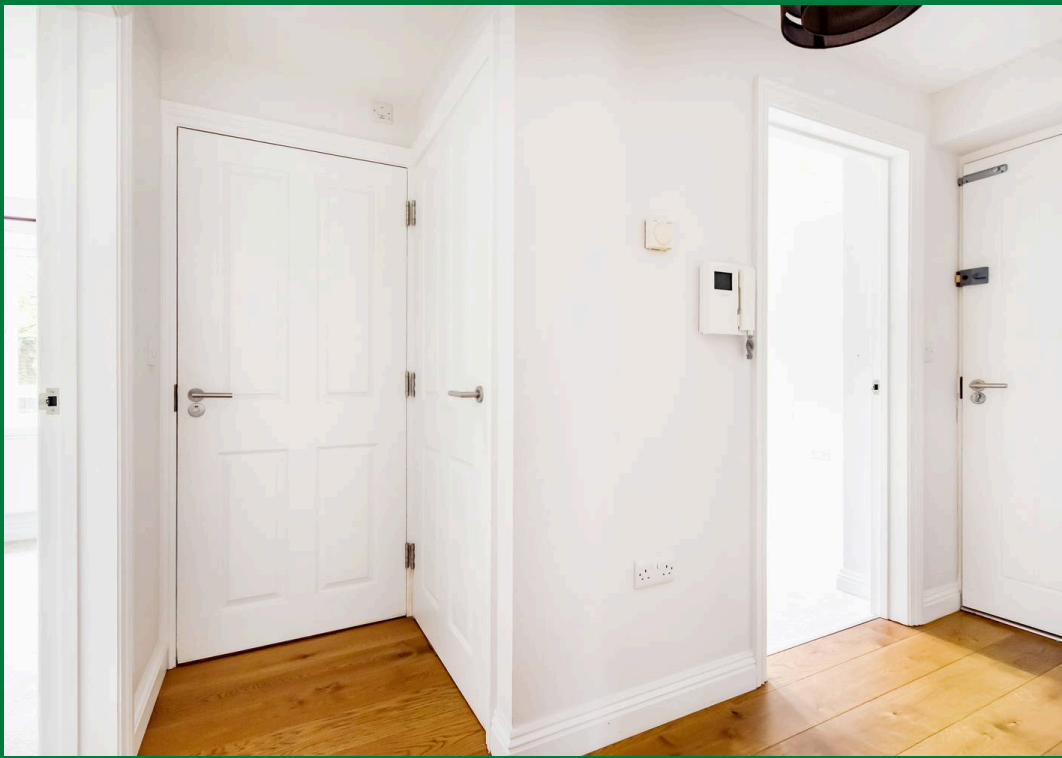


**2 Cotswold Edge Mews, 55 Bowling Road**

Chipping Sodbury

**£229,950**







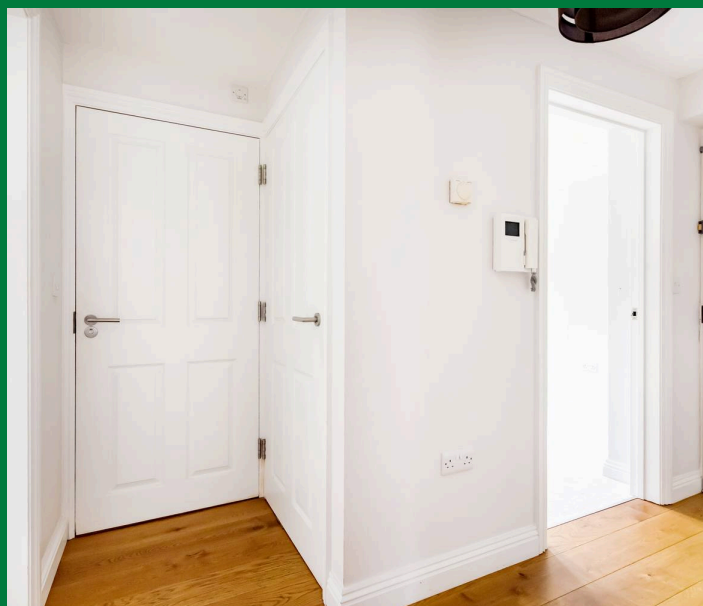
## Apartment 2

Cotswold Edge Mews, Chipping Sodbury,  
BS37 6EP

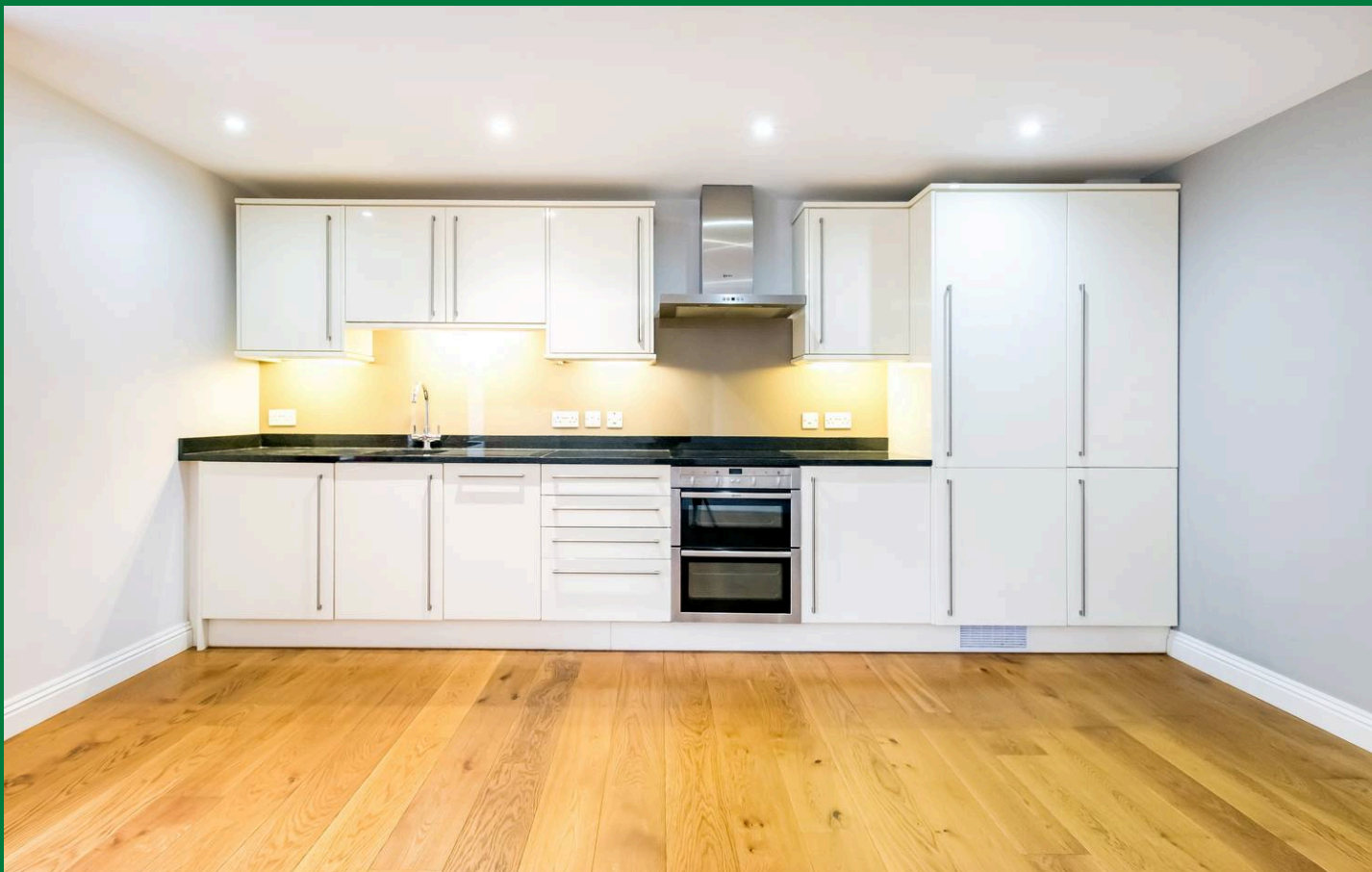
Well appointed ground floor flat, situated just a short walk from High Street facilities. Offering level access to bright and light modern living, the property features an open plan kitchen living room offering flexible accommodation.

Cotswold Edge Mews was constructed in 2014 - the advantages of a purpose-built property being: modern standards of construction, high levels of sound and noise insulation, a long 999 year leasehold, and well-defined private and communal areas. Additionally, the property benefits from luxurious finishing touches such as engineered oak floors and nicely appointed kitchen and bathroom. This particular flat is in a beautifully presented condition, having been well maintained by one careful owner from new! Outside, the property has lawned gardens shared with a few close neighbours, and an allocated off road parking space. Being this close to Chipping Sodbury High Street speaks for itself - a traditional, yet bustling and friendly environment with plenty of local amenities, organisations and community events to enjoy, not to mention an excellent selection of pub/ restaurants. Offered for sale with no onward chain.

- Ground Floor Flat
- 2 Bedrooms
- Spacious Modern Living
- Open Plan Living Room Kitchen
- Engineered Oak Flooring
- Ready to Move In
- Energy Efficiency Rating C







## Chipping Sodbury

This property is roughly 3 minutes' walk to Chipping Sodbury High Street. 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.

Council Tax band: B

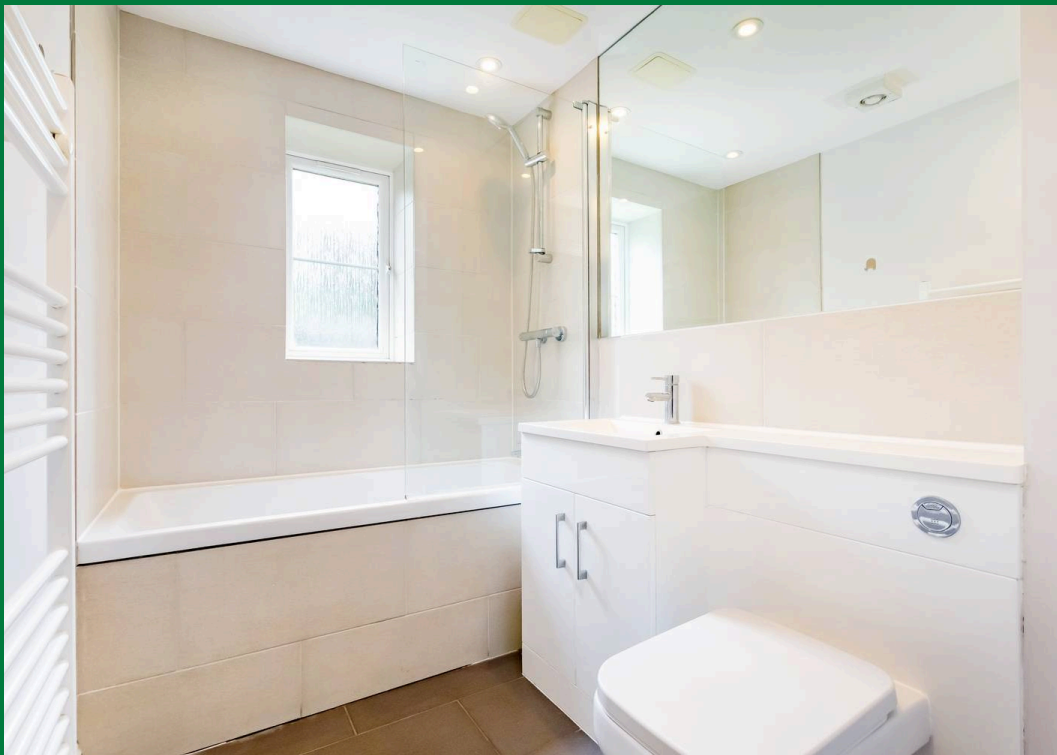
Services: Mains gas, electricity, water and drainage connected. Gas combi boiler.

Tenure: Leasehold, 999 years from 2013, maintenance charge £2024 last year, including ground rent, buildings insurance, property maintenance items.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

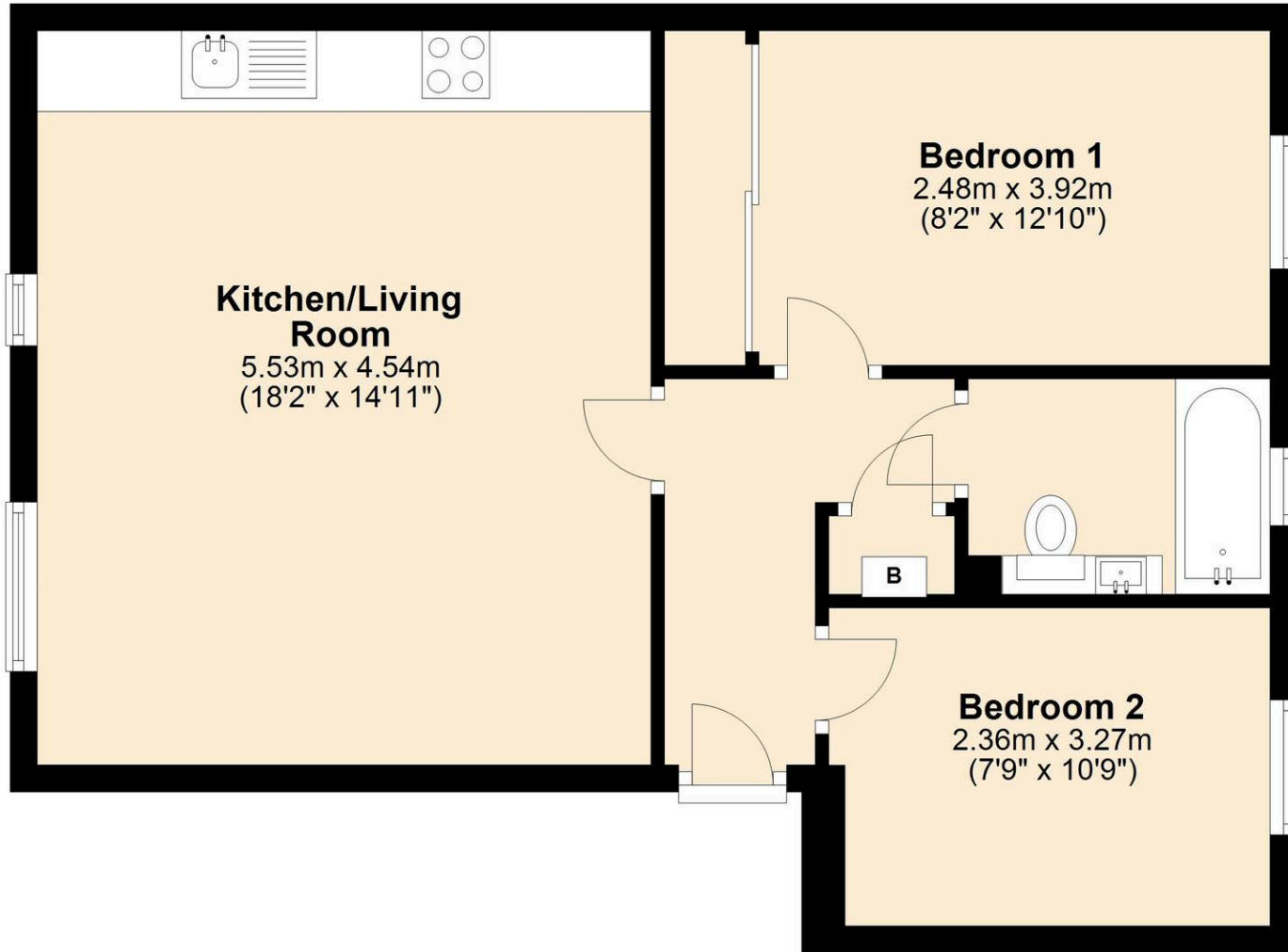






## Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Total area: approx. 53.5 sq. metres (576.0 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

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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