





# Cotswold Edge Mews

Bowling Road,  
Chipping Sodbury,  
Bristol.  
£235,000



Situated on Bowling Road in the charming town of Chipping Sodbury, this exquisite two-bedroom apartment offers a perfect blend of modern living and convenience. Built in 2012, this development comprises just eight luxury apartments, ensuring a sense of exclusivity and community.

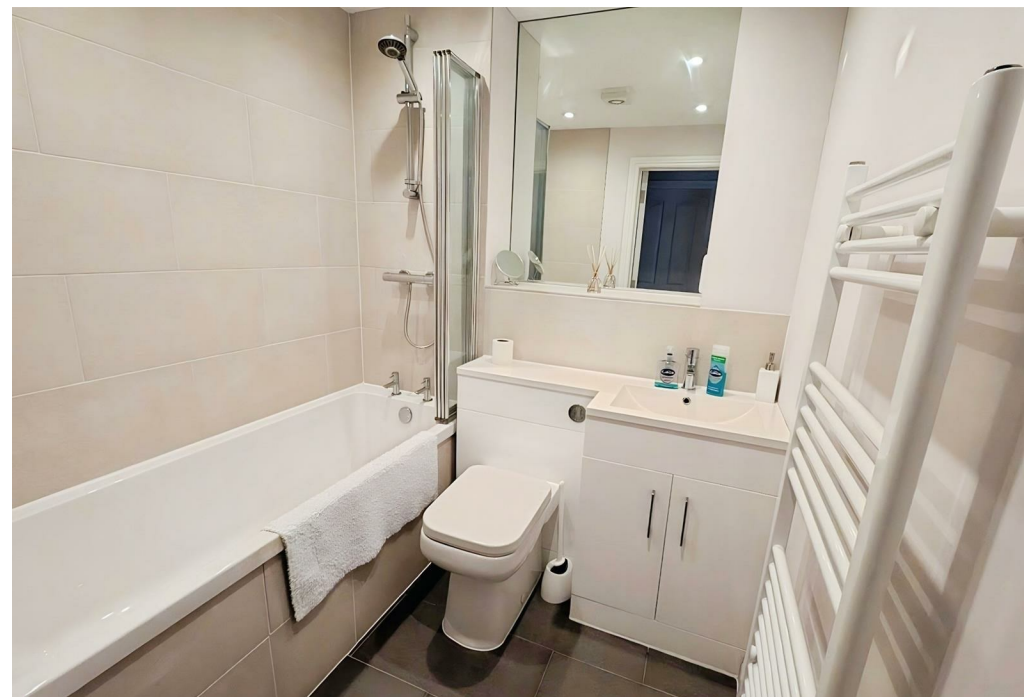
As you enter the property, you are greeted by a secure telephone entry system leading into a welcoming entrance hall. The heart of the home is the open-plan lounge, kitchen, and dining area, which is designed to create a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The flat features two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, providing a private retreat. A well-appointed family bathroom completes the accommodation, ensuring comfort for all residents.

The property boasts modern amenities, including gas central heating and double glazing, which enhance energy efficiency and comfort. The stylish engineered oak flooring in the living areas complements the carpeted bedrooms, creating a warm and inviting environment.

Outside, residents can enjoy the communal gardens, perfect for unwinding in the fresh air. The flat comes with its own designated parking space, along with additional visitor parking, making it convenient for guests. There is also a bike and bin store for added practicality.

Chipping Sodbury is renowned for its vibrant community, offering an abundance of amenities such as coffee shops, public houses, boutiques, and restaurants, all within walking distance. Furthermore, the bustling Yate town centre is just a short stroll away, providing even more options for shopping and leisure.

This leasehold property has an impressive 987 years remaining, making it a fantastic opportunity for both first-time buyers and investors alike. Don't miss the chance to make this delightful flat your new home being offered for sale with No Upward Chain.





Communal Entrance Hallway  
Telephone system entry

Entrance Hallway

Composite door with telephone entry, cupboard housing gas boiler, engineered oak flooring, radiator, doors into

Open Plan Lounge/Diner/Kitchen 18'9" max x 14'8" - 9'2"

Two double glazed windows to the side, range of modern wall, drawer and base units with work surface over, underlighting, 1.5 stainless steel sink unit with mixer tap over, electric double oven with hob and extractor hood over, integrated washing machine, slimline dishwasher and fridge/freezer, pull out pantry cupboard, engineered oak flooring, radiator.

Bedroom One 10'9" (to wardrobes) x 9'7" max

Double glazed window to the side, wardrobes to one wall, radiator, door into

En-Suite

Modern white suite comprising, tiled shower cubicle, vanity wash hand basin, concealed cistern WC, part tiled walls, tiled flooring. heated towel rail, ceiling spotlights, extractor fan.

Bedroom Two 12'9" x 9'7"

Two double glazed windows to the front and side, radiator.

Bathroom 6'3" x 5'3"

Modern white suite comprising, tiled bath with shower over, vanity wash hand basin, concealed cistern WC, part tiled walls, tiled flooring, heated towel rail, ceiling spotlights, extractor fan.

Outside

There is a communal garden with bin and bike storage area

Parking

Flat 6 has its own allocated parking space. With additional visitors spaces available to the complex.



Tenure: Leasehold  
Council Tax Band: B



- Executive Style Apartment
- Ground Floor
- 2 Double Bedrooms
- En-Suite to Master
- Open Plan Lounge/Kitchen/Diner
- Modern White Bathroom
- Communal Garden
- Allocated Parking Space
- Visitors Parking
- Storage Unit

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.