

HUNTERS[®]

HERE TO GET *you* THERE



Leaze Close

Thornbury, BS35 2FH

£190,000



Council Tax: B



40 Leaze Close

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£190,000



Entrance

Via communal hallway with staircase raising to first floor.

Self Contained Flat

Entrance accessed via a security locking front door into hallway.

Hallway

Wall mounted security entry phone, large cupboard housing central heating boiler, radiator.

Bedroom 1

13'6" x 10'2" (4.12m x 3.10m)

UPVC double glazed window to front and radiator.

Bedroom 2

12'3" x 9'5" (3.74m x 2.89m)

Dimension maximum overall. Double glazed window to rear and radiator.

Bathroom

Double glazed sky light, white w.c. , wash hand basin, panelled bath, extractor fan and radiator.

Living Room

13'1".180'5" x 12'1" (4..55m x 3.69m)

UPVC double glazed window to front, radiator.

Kitchen

10'2" x 6'6" (3.1m x 1.99m)

Double glazed sky light, a range of floor and wall units with working surfaces incorporating a stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, integral oven and hob with extractor unit over.

Parking

Hardstanding for one vehicle, plus visitor parking spaces.

Garden

Communal gardens maintained by the management company.

Material Information - Thornbury

Tenure Type; Leasehold

Leasehold Years remaining on lease; 139 years

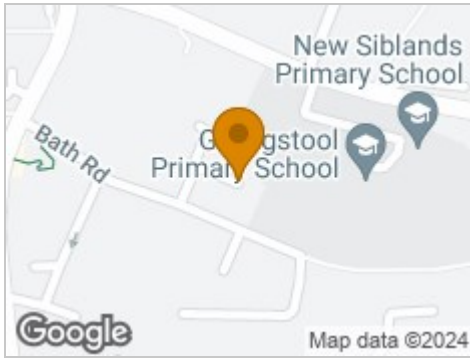
Leasehold Annual Service Charge Amount £1,028

Ground Rent; £250 pa

Council Tax Banding; B



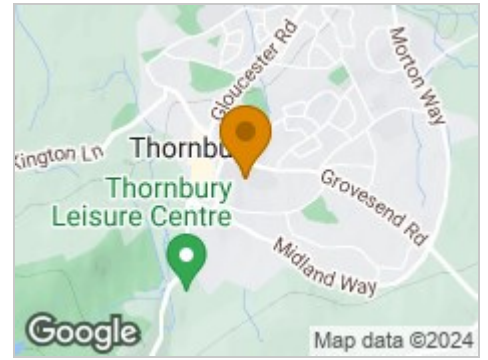
Road Map



Hybrid Map



Terrain Map



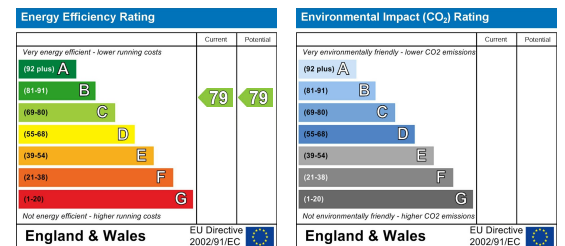
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.