

# HUNTERS®

HERE TO GET *you* THERE



## Midland Way

Thornbury, BS35 2BY

£179,950



Council Tax: C





# 25 Tanners Court Midland Way

Thornbury, BS35 2BY

£179,950



Conveniently located at the top of the High Street with level access to a range of local amenities, we are delighted to offer this particularly spacious, bright, light and airy two bedroom purpose built flat. Situated on the second floor of this purpose built development for the over 60's, (with lift access) this super apartment would make the ideal home for the retired person or couple in search of a centrally located property with level access to the town centre. Residents of Tanners Court enjoy the benefit and peace of mind of having an on-site resident manager who is available to assist with the smooth running of the development Monday to Friday 9am to 5pm, whilst there are emergency cords and alarms for assistance outside those hours. Double glazing and electric heating compliment the property that enjoys the benefit of a communal lounge, communal gardens, visitor parking, emergency pull cords and site manager. NO CHAIN !

## Communal Entrance

Via security entry phone system to glazed doors that open through to

## Communal Lounge

Spacious lounge area with seating for residents and guests to enjoy. Access to elevator that rises to second floor landing

## Second Floor Landing

Window to front, access to self contained flat

## Self Contained Flat 25

Solid front door opening to self contained flat

## Inner Hallway

Wall mounted security entry phone and radiator

## Walk in Storage

Very large walk in storage room with built in cupboards

## Living Room

19'0" x 13'1" (5.80m x 4.0m)

uPVC double glazed windows to side and rear. Electric radiator, emergency pull cord

## Kitchen

10'9" x 8'5" (3.30m x 2.57m)

uPVC double glazed window to rear. Range of various units with contrasting work surfaces that incorporate stainless steel sink unit, plumbed for washing machine and space for electric cooker

## Bedroom 1

19'6" x 8'10" (5.95m x 2.70m)

uPVC double glazed window to rear. Emergency pull cord

## Bedroom 2

14'7" x 8'10" (4.45m x 2.70m)

Double glazed skylight, electric heater and emergency pull cord

## Shower Room

Large tiled shower enclosure with electric shower. Vanity unit incorporating wash hand basin and W.C.,. Large linen cupboard housing hot water tank . Heated towel rail

## Communal Gardens

The flats enjoy communal gardens to the side and rear to incorporate managed and maintained beds and borders with paved patio, lawns and drying area for washing



**Parking**

Guest and resident parking for 1 vehicle

**Material Information - Thornbury**

Tenure Type; Leasehold

Leasehold Years ; 999 years from 1989

Management charges April 2024 - 2025 £4,403.17

Council Tax Banding; South Gloucestershire Band C





## Road Map



## Hybrid Map



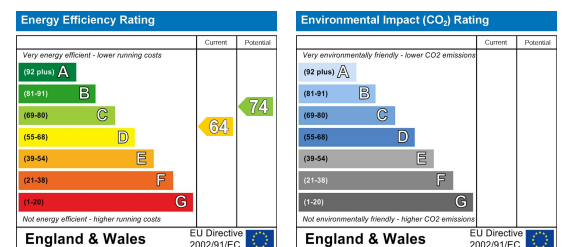
## Terrain Map



## 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.