

# HUNTERS®

HERE TO GET *you* THERE



## Tanners Court

Midland Way, Thornbury, BS35 2BY

£150,000



Council Tax: C





# 23 Tanners Court

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£150,000



## Entrance

Via glazed front door with security entry phone system to reception area

## Communal Lounge

Social area with communal seating and lift providing access to upper floors

## Second Floor Landing

Access via hallway, through fire door and with a couple of steps to the self contained flat

## Self Contained Flat

Inner hallway with wall mounted security entry phone, access to loft and storage heater

## Living Room

19'1" x 10'5" (5.83m x 3.20m)  
uPVC double glazed bay window to front, coved ceiling and storage heater. Emergency pull cord

## Kitchen

8'11" x 7'6" (2.72m x 2.31m)  
uPVC double glazed window to front. Range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit. Space for washing machine, fridge/freezer and electric cooker. Emergency pull cord

## Bedroom 1

16'5" (max) x 8'3" (5.02m (max) x 2.52m )  
uPVC double glazed window to front, built in wardrobe and storage heater. Emergency pull cord

## Bedroom 2

13'0" x 6'9" (3.97m x 2.06m)  
uPVC double glazed window to front, built in wardrobe and storage heater. Emergency pull cord

## Shower Room

W.C, wash hand basin and walk in shower enclosure incorporating electric shower unit. Extractor fan and wall mounted electric fan heater

## 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

There is communal parking for guests and visitors

## Management fees

The development enjoys the benefit of having an in-house manager who over sees the smooth running of the flats on a day to day basis. The fees imposed by "First Port" cover the cost of the manager, the communal maintenance and costs associated with the security entry system, emergency pull cords, building insurance and window cleaning The cost of this from 1st April 2025 is approx £4,952.60 pa  
Ground rent £60pa

## Material Information - Thornbury

Tenure Type; Leasehold 999 years from 1991  
Council Tax Banding; South Gloucestershire Band C

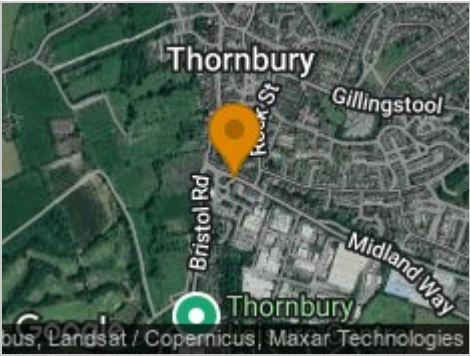




Road Map



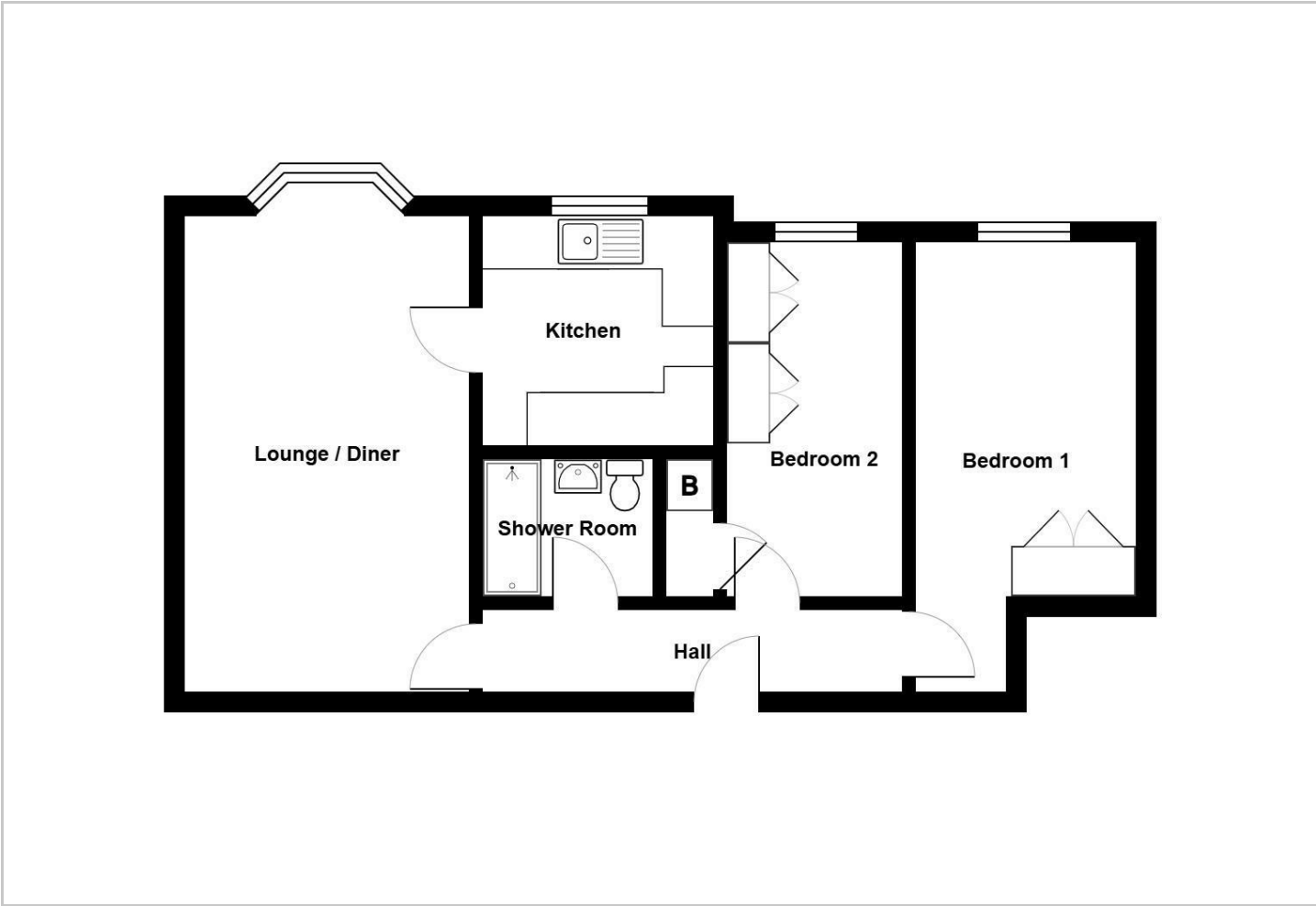
Hybrid Map



Terrain Map



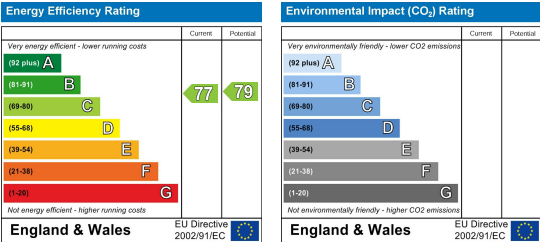
Floor Plan



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.