

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED CLOSE TO THE TOWN CENTRE
- PARKING SPACE
- FIRST FLOOR FLAT IN BLOCK OF SIX
- KITCHEN/DINING/LOUNGE
- DOUBLE BEDROOM
- BATHROOM
- HALLWAY
- GAS CH AND DOUBLE GLAZED
- NO CHAIN
- EPC 'C' COUNCIL TAX 'C'
- LEASEHOLD 117 YEARS REMAINING. NO GROUND RENT. SERVICE CHARGE £1846.66



FLAT 5, UNIT 8 THORNBURY OFFICE PARK  
MIDLAND WAY  
THORNBURY  
BS35 2BS

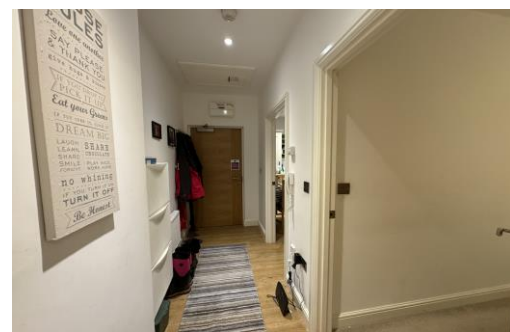
GUIDE PRICE £179,950

Situated in a small block of six flats is this First Floor Flat , which was converted approximately eight years ago from an office block and is well located within walking distance of Thornbury Town Centre and its amenities. The well designed home offers open plan Kitchen/Dining/Lounge, Double Bedroom, Bathroom and Hallway. There is one allocated parking space and bin area. Leasehold 117 years remaining. Service Charge £1864.00 per annum No Ground Rent EPC 'C' Council Tax 'C'

**THORNBURY** With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, The Mundy Playing fields, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants.



Area: 40.4 m<sup>2</sup> ... 435 ft<sup>2</sup>





## Energy performance certificate (EPC)

Flat 5, Cameron House  
8 Thornbury Office Park, Midland Way  
Thornbury  
BRISTOL  
BS35 2BS

Energy rating

**C**

Valid until:

**24 March 2027**

Certificate number:

**8223-7337-5280-8035-9922**

Property type

Top-floor flat

Total floor area

37 square metres

### Rules on letting this property

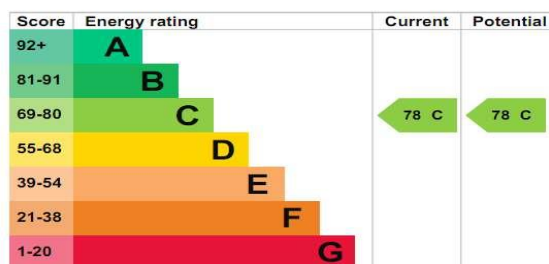
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

### PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.