

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



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

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 2024 are approx £4,403.17 pa

Material Information - Thornbury

Tenure Type; Leasehold
Leasehold Years ; 999 years from 1987
Management charges April 2024 - 2025 £4,403.17
Council Tax Banding; South Gloucestershire Band C



Road Map



Hybrid Map



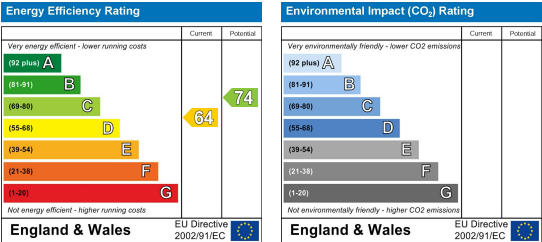
Terrain Map



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.