

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Tanners Court, Midland Way

Thornbury, Bristol, BS35 2BY

Asking Price £140,000



Council Tax: B



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Ideal for the over 60's this super retirement flat enjoys a favoured residential position at the top of Thornbury High Street. Enjoying lovely views from the top floor this delightful bay fronted apartment benefits from UPVC double glazing, electric heating and modern shower room. For total peace of mind there is a dedicated warden to manage the flats on a daily basis, this flat has many desirable and practical features that include; access via a serviced lift, emergency pull cords, security entry phone, communal lounge, communal gardens and car parking. In summary we feel that this super property represents great value for money and has much to offer. No chain!

## 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 to self contained flat.

## Hallway

Wall mounted security entry phone system, economy storage heater

## Lounge

16'2" x 9'9" (4.93m x 2.99m)

UPVC double glazed bay window to front, feature fireplace with attractive surround incorporating electric flame effect fire, economy 7 night storage heater and cover ceiling.

## Kitchen

8'2" x 7'4" (2.49m x 2.26m)

UPVC double glazed window to front, range of modern floor and wall units with contrasting work surfaces incorporating stainless steel single drainer sink unit, plumbing for washing machine, tiled splashbacks, wall mounted dimplex heater and coved ceiling.

## Bedroom

14'8" x 8'2" (4.49m x 2.51m )

UPVC double glazed window to front, coved ceiling, built-in airing cupboard, Creda economy 7 night storage heater.

## Bathroom

Modern suite comprising WC, Wash hand basin with cupboards under, step-in shower cubicle with 'Mira' shower over and wall mounted seat, heated towel rail, wall mounted mirror and extractor fan.

## 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 £4952.60 pa Ground rent £60.00 pa.

## Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

## Material Information - Thornbury

Tenure Type; Leasehold 999 Years from 1991

Council Tax Banding; B



## Road Map



## Hybrid Map



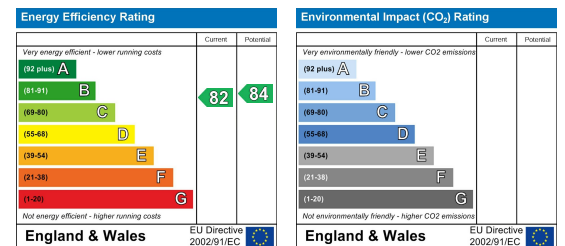
## Terrain Map



## 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.