HUNTERS®

HERE TO GET *you* THERE

Frome Court House

Frome Court, Thornbury, BS35 2EB

£205,000

2 1 1 C

Council Tax: A

9 Frome Court House

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Entrance
Via communal entrance with security entry phone system to staircase that rises to the front door of the self contained flat that is on the first floor.

Hallway
Spacious reception area with large storage cupboard, security entry phone system

Lounge/Diner/Kitchen
22'11" x 11'6" (7.0m x 3.52m)

Lounge area
UPVC double glazed window to rear and French doors opening onto Juliett balcony, Eco power radiator, TV point which is Wired for Virgin Media and phone point.

Kitchen/diner
Porcelenosa kitchen suite with wall, floor & draw storage cupboards. Stainless steel sink unit with mixer tap, integral oven, hob, fridge/freezer, space for washing machine and dish washer, extractor fan above hob, cupboard containing hot water tank, UPVC double glazed window to rear, space for table & chairs and fire alarm.

Master Bedroom
14'0" x 12'1" (4.28m x 3.70m)
Maximum dimensions overall. UPVC double glazed window to front, Eco power electric radiator, TV point which is wired for Virgin Media and TV point.

Bedroom 2
9'8" x12'1" (2.95m x3.70m)
UPVC double glazed window to front and Eco power electric radiator.

Bathroom
7'3" x5'6" (2.21m x1.70m)
Luxury Porcelenosa bathroom suite with low level WC, pedestal wash hand basin and bath. Extractor fan, Eco power electric towel rail, shower glass, shower of mains & above bath, tiled throughout, shaving point, bathroom shelves and mirror cupboard

Outside Space
The apartment has used of a communal garden at the rear of the building. The apartment benefits from 1 off-street parking space. There is additional visitor parking spaces. You also have the use of a secure bike shed. The apartment has use of the secure communal bins for all recycling & rubbish.

Material Information - Thornbury
Tenure Type; Leasehold 999 year lease from 2013/2014.
The management company is Centrick property management and the last half yearly charge was management costs are £830.16 each 6 months. Last billed in July'25
Leasehold Ground Rent Amount,; £200 per year.
Buildings Insurance £253.29pa plus £21.99 admin
Council Tax Banding; A

Anti Money Laundering
‘’Estate agents operating in the UK are required to

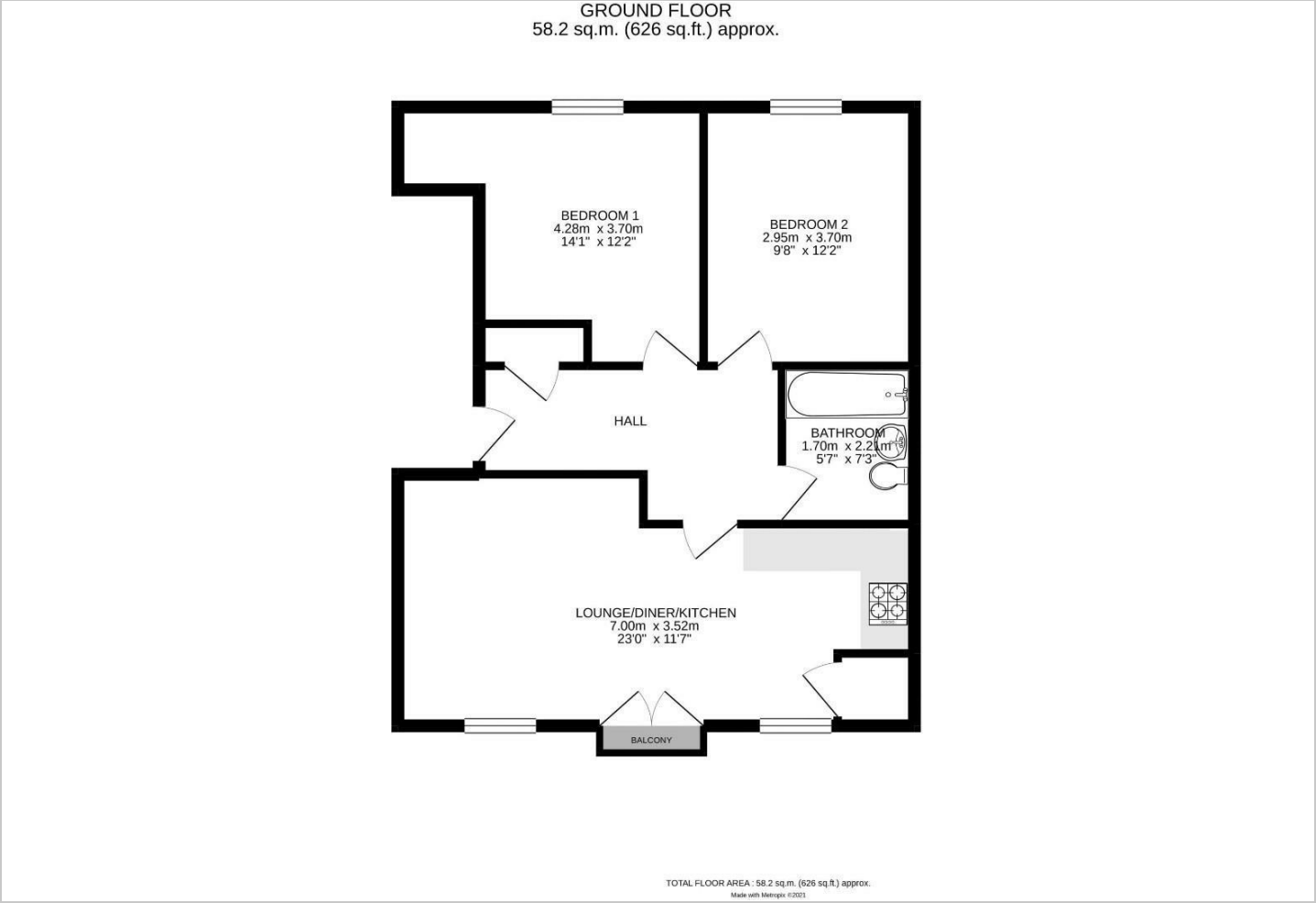
conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses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

Road Map

Hybrid Map

Terrain Map

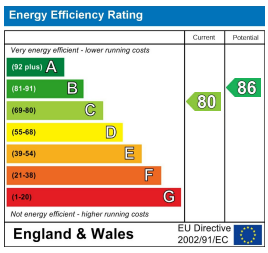
Floor Plan

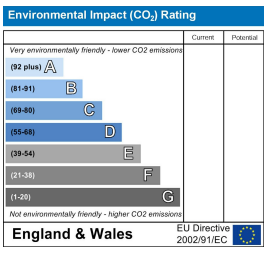


Viewing

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.

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