

# HUNTERS®

HERE TO GET *you* THERE



9 Midland Way

Thornbury, BS35 2BS

£170,000



Council Tax: A





# Flat 4 9 Midland Way

Thornbury, BS35 2BS

£170,000



Compact and bijou one bedroom first floor flat with gas central heating and double glazing. Well presented and tastefully appointed with lovely bathroom and range of various integral kitchen appliances, we feel that this tremendous apartment would make the ideal Batchelor flat or choice for those looking to downsize to something that is low maintenance and easy to manage.

## ENTRANCE HALL

Communal entrance via an electronically accessed door to hallway with staircase rising to the first floor

## SELF CONTAINED ENTRANCE

Via solid door opening to

## HALLWAY

Spacious reception hallway, wall mounted entry phone system, access via retractable ladder to loft. Radiator

## KITCHEN/LIVING ROOM

17'8" x 10'2" (5.38 x 3.10)

Double glazed windows to side with integral shutters. Good range of modern floor and wall kitchen units incorporating integral oven, hob, fridge/freezer, sink unit and washer/dryer. Cupboard housing gas central heating boiler and radiator

## BEDROOM

15'0" x 9'0" (4.57 x 2.74)

Upvc double glazed windows incorporating internal shutters. Fitted wardrobes and radiator

## BATHROOM

Obscure Upvc double glazed window to side, white suite comprising w.c, vanity unit incorporating wash hand basin with mirror unit over. panelled p-shaped bath with tiled walls and shower over. Radiator

## PARKING

Hardstanding for one vehicle, plus visitor space

## COMMUNAL GROUNDS

Various established shrubs and bike shed

## MATERIAL INFORMATION

Tenure Type; Share of Freehold

Monthly Service Charge £144pcm

Council Tax Banding; South Gloucestershire Band 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



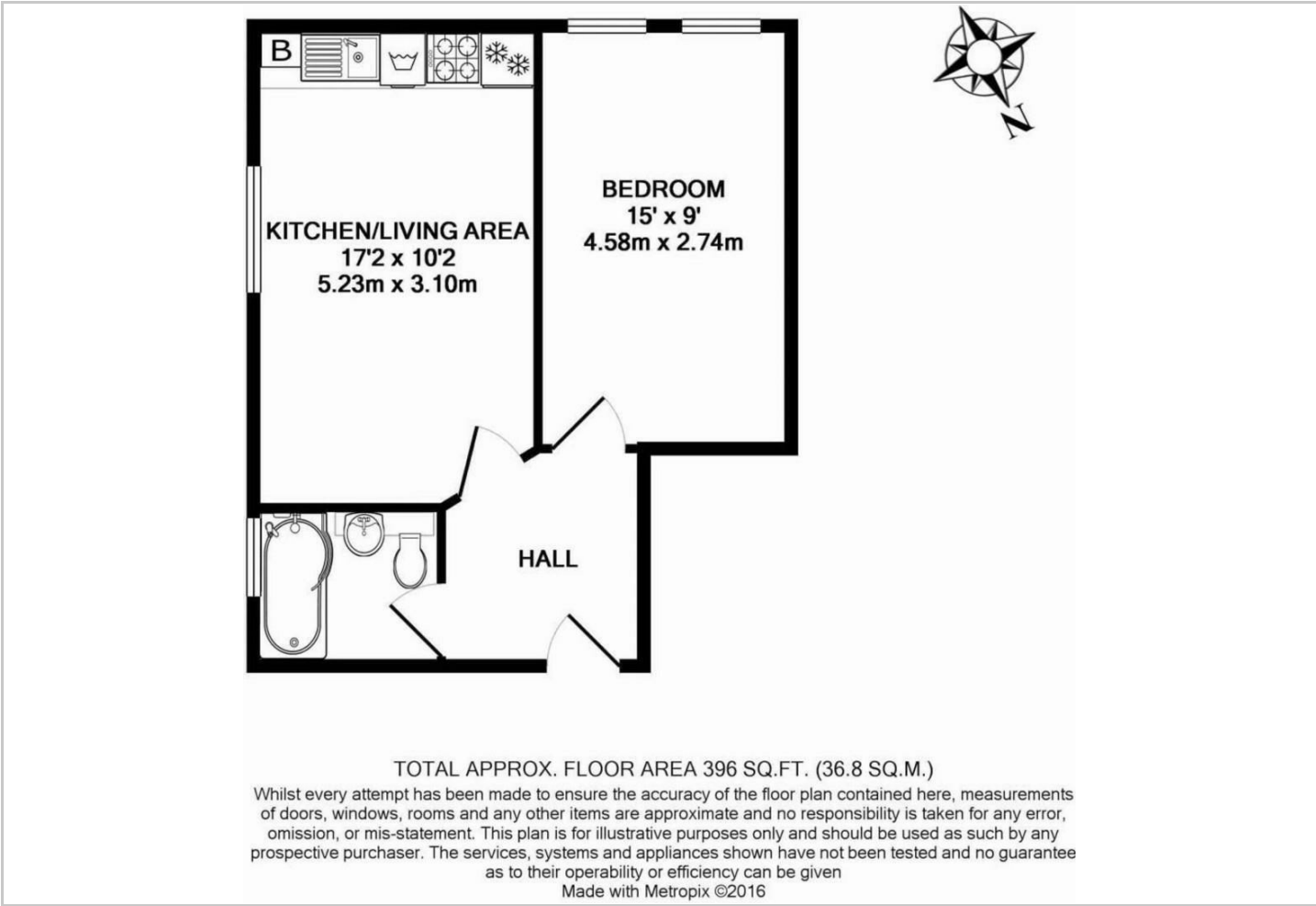
Hybrid Map



Terrain Map



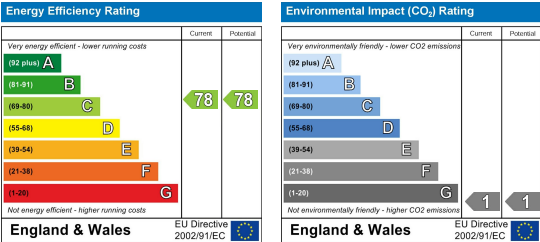
Floor Plan



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.