

# HUNTERS®

HERE TO GET *you* THERE



Midland Way

Thornbury, BS35 2BS

£199,950



Council Tax: B



# Flat 6 Midland Way

Thornbury, BS35 2BS

£199,950



## Entrance

Via communal entrance with entry phone system. Staircase rising to first floor

£1,300 pa

Council Tax Banding; South Gloucestershire Band B

## Hallway

Access to loft. Radiator.

## Bathroom

Vanity unit incorporating wash hand basin and WC, panelled bath with shower, tiled surround, heated towel rail.

## Bedroom 1

9'0" x 12'9" (2.75m x 3.89m)

Double glazed window to rear, built in wardrobe and radiator.

## Bedroom 2

9'1" x 9'2" (2.78m x 2.80m)

Double glazed windows to side. Radiator.

## Living Room/Kitchen

19'2" x 14'0" (5.86m x 4.28m)

Double glazed windows to rear. Range of modern floor and wall units with integrated oven, 4 ring gas hob, fridge/freezer, washer dryer and cupboard housing gas central heating boiler, stainless steel single drainer sink unit. Radiator.

## Parking

Hardstanding for 1 vehicle

## Bike Store

## Material Information - Thornbury

Tenure Type; Leasehold 99 years

Leasehold Years remaining on lease; 92 years

Leasehold Annual Service Charge Amount Approx

Tel: 01454 411522



## Road Map



## Hybrid Map

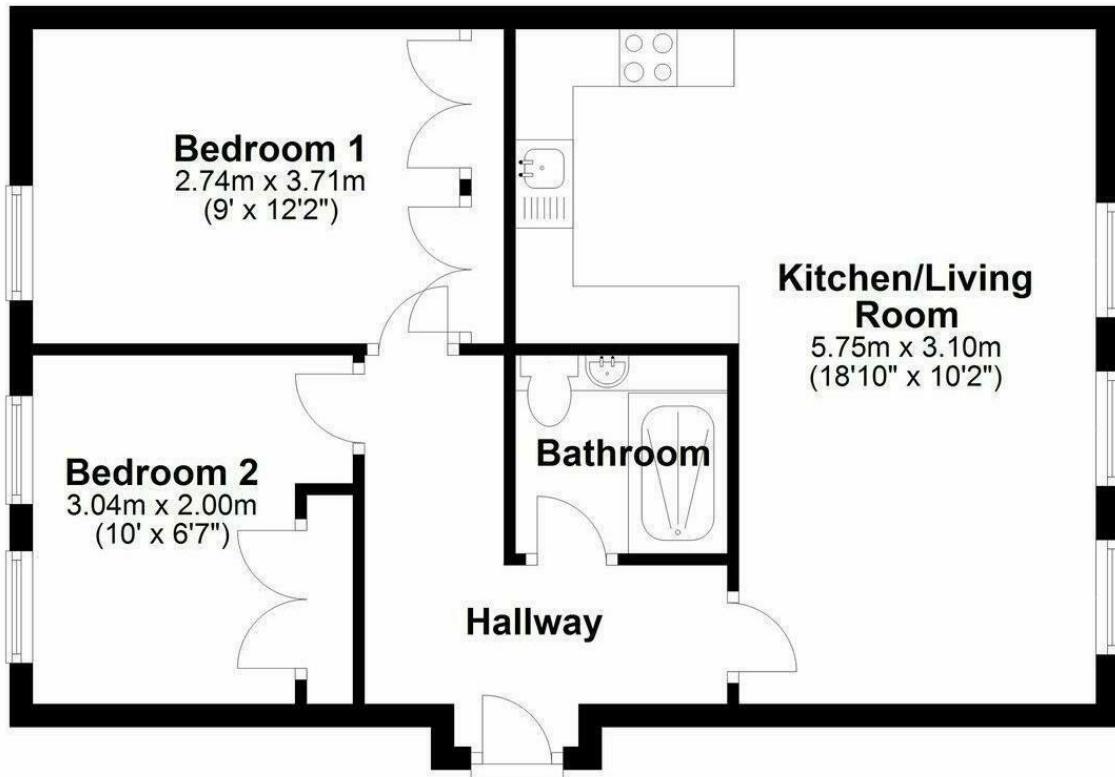


## Terrain Map



## Floor Plan

Approx. 53.9 sq. metres (580.4 sq. feet)

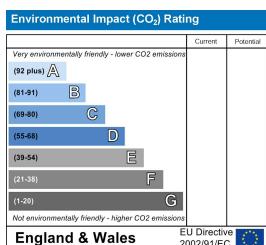
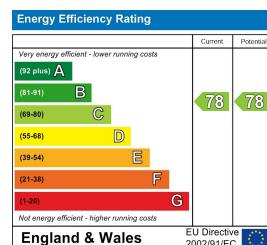


For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

## 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.