



Frome Court

Thornbury, BS35 2EB

£170,000



Tremendous one bedroom top floor flat with large loft, Juliet balcony and off street parking for one vehicle. Comprising well presented, compact and easy to manage accommodation, this fabulous property would make an ideal bachelor pad, first home or even buy to let investment. Conveniently situated with direct access via adjacent footpath to Thornbury town center, we feel that for the price this low maintenance property is going to take some beating! Internal viewings highly recommended. COUNCIL TAX BAND A



Communal Entrance

Via security locking front door with entry phone call system. This opens to a communal hallway with staircase rising to the second floor flat

Self Contained Flat

Via solid front door on the second floor landing that opens directly into the flat

Hallway

Spacious reception area with large storage cupboard, electric heater and access to very large boarded loft with light via retractable ladder, laminate flooring

Kitchen/Living Room 12'6" x 11'7" (3.82m x 3.55m)

uPVC double glazed window and French doors with Juliet balcony enjoying views to the rear. Range of fitted floor and wall units that incorporate oven, hob, extractor fan, sink, slimline dishwasher and fridge/freezer. Furthermore there is a cupboard that conceals the pressurized hot water tank and washing machine. Laminate flooring and wall mounted electric heaters

Bedroom 12'11" x 9'10" (3.96m x 3.0m)

uPVC double glazed window to front with large recess that could be used to incorporate a home work station if desired. Laminate floor

Bathroom

White suite comprising W.C, wash hand basin and panelled bath with tiled walls and shower over. Extractor fan and heated towel rail

Communal Outbuildings & Gardens

Lawned areas with secure bike shed and bin store

Parking

Allocated parking for one vehicle plus additional communal visitor spaces.

Material Information - Thornbury

Tenure Type; Leasehold

Leasehold Years remaining on lease; 989

Leasehold Annual Service Charge Amount £1,173.96

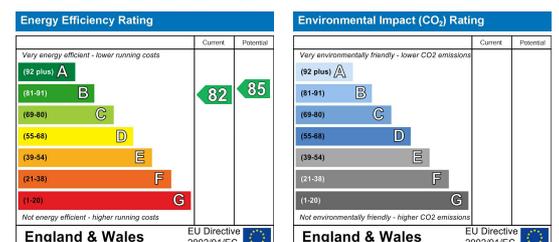
Leasehold Ground Rent Amount, £200 pa

Council Tax Banding; A

Area Map



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.

57 High Street, Thornbury, Bristol, BS35 2AP

Tel: 01454 411522 Email: thornbury@hunters.com <https://www.hunters.com>