

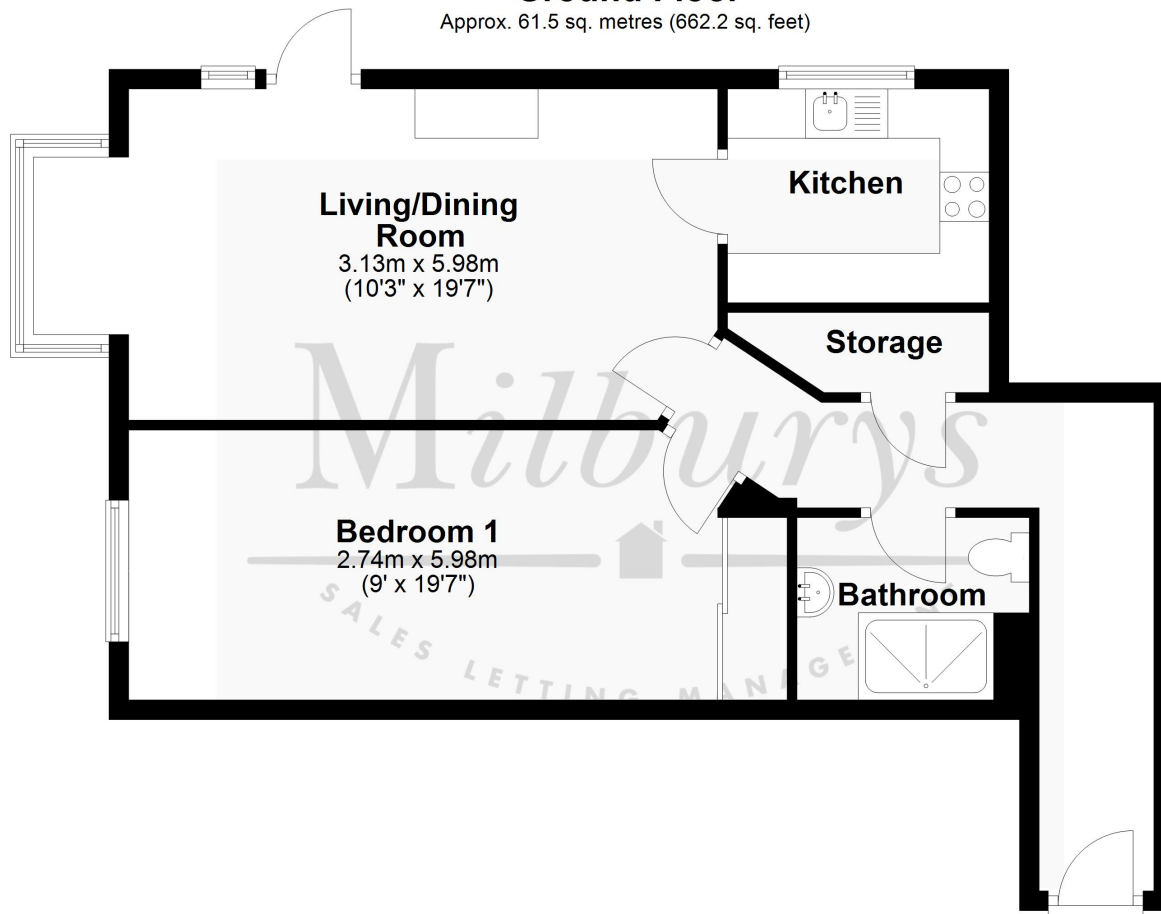


Flat 2 Grace Lodge, Rock Street, Thornbury, South Gloucestershire BS35 2FP

£260,000

Ground Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 sq. feet)

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



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Conveniently situated close to the heart of Thornbury town centre is Grace Lodge, a purpose-built 'Churchill' retirement development completed in 2015 - well cared for by the on-site manager and residents. The apartment in question can be found on the ground floor, just left off the communal lounge. Entering through the front door, you are greeted by a superb hallway, to the left, the smart fitted shower room, with shower cubicle, w/c, heated towel rail and sink vanities. Moving on to the principal bedroom, of a substantial size, bright and airy, finished off by fitted wardrobes. Moving on to the lounge, spacious and filled with light courtesy of the large bay window and side door, the focal fireplace completes the room. The smart fitted kitchen is of a modern design with integrated appliances and a lovely view from the window of the mature trees and flowers maintained by 'Thornbury In Bloom'. Another note to add, is there are various bus stops just a stones throw from the development, perfect for residents/visitors who no longer wish to drive. Book your tour of the development today!!

Situation

Thornbury is a thriving market town to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- A 'Churchill' Development Completed In 2015
- Situated In The Heart Of Thornbury Town Centre
- Charmingly Presented Ground Floor One Bedroom Apartment
- Spacious Lounge With Bay Window And Fireplace Focal Point
- Smart Fitted Kitchen With Modern Integrated Appliances
- Principal Bedroom With Fitted Wardrobes
- Smart Fitted Shower Room With Heated Towel Rail And Vanities
- Beautiful Communal Lounge And Grounds Maintained By 'Thornbury In Bloom'
- 24 Hour Support System
- No Onward Chain

Directions

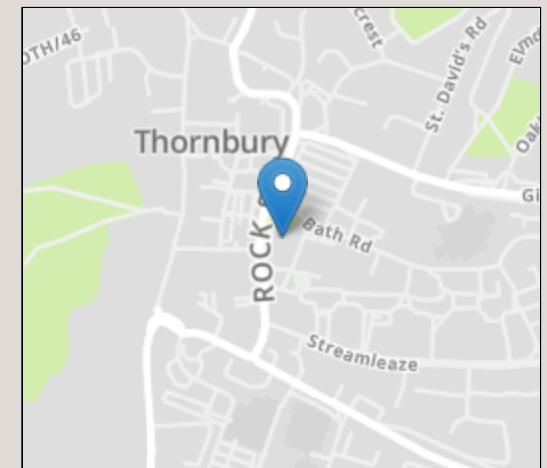
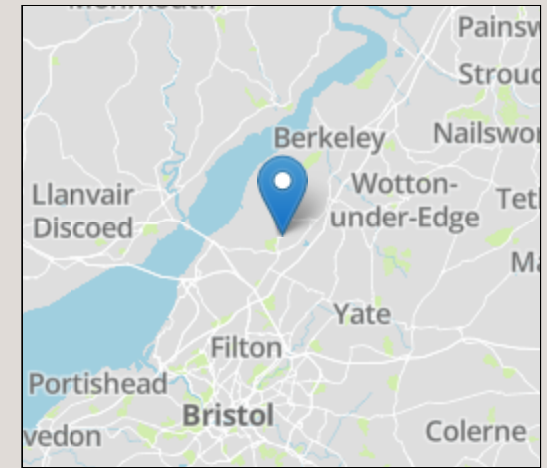
Approaching Thornbury from the south, bear left onto the High Street then first right into Chapel Street. Follow the road along to the end and Grace Lodge can be seen facing towards you.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band C

Tenure - Leasehold

Additional Information - Management Fees Apply

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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