

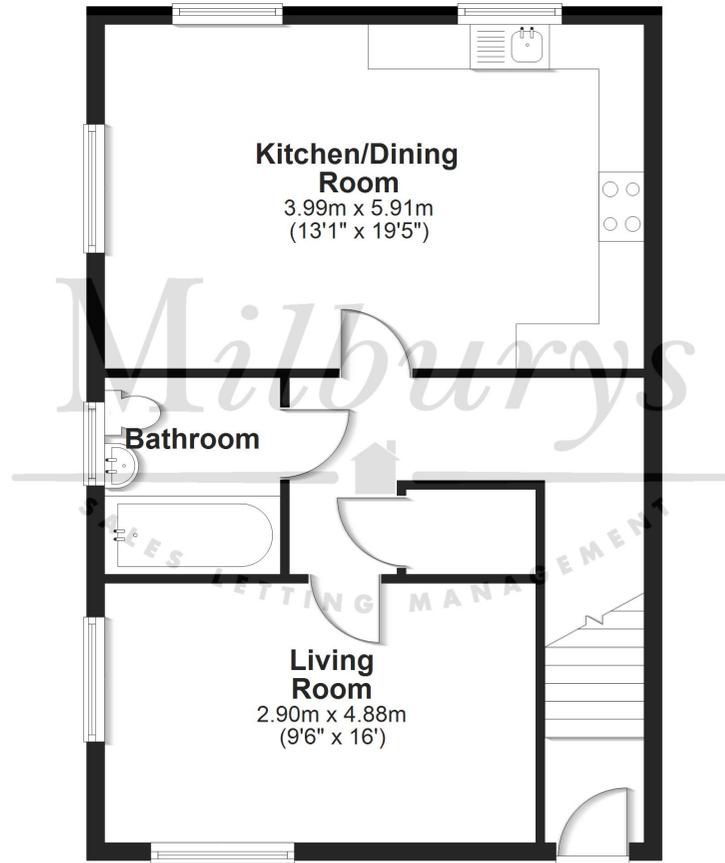


34 Red Admiral Way, Thornbury, South Gloucestershire, BS35 1FH

£190,000

## Ground Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 55.6 sq. metres (598.3 sq. feet)

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



# 34 Red Admiral Way, Thornbury, South Gloucestershire BS35 1FH

This beautifully presented, one bedroom apartment is nestled along one of Thornbury's newest developments, providing curb appeal in abundance and no onward chain! The accommodation comprises private entry, a fantastic double bedroom, spacious hallway with additional storage for utilities, smart bathroom with shower over and kitchen/lounge/diner with modern fitted units, integrated appliances and plenty of space for both living and dining suite should it be required. The property includes gas central heating, UPVC double glazing, parking space and visitors. To complete this fabulous home is a private garden, laid mainly to patio, the perfect space for alfresco dining in the summer months and the added benefit of additional storage in the shed. Situated a stone's throw from local rambles, convenience store and a short stroll into the town centre, this would make a wonderful first time buyer's home or an easy investment property! Call today to arrange your tour.

## Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 part-pedestrianised and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ([www.the.castleschool.org.uk](http://www.the.castleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

## Property Highlights, Accommodation & Services

- Fabulous One Bedroom Apartment
- Beautifully Presented Throughout With The Remainder Of The NHBC
- Private and Enclosed Garden, Easy Maintenance Patio
- Sizeable Kitchen/Dining/Living Room, Modern And Dual Aspect
- Double Bedroom With Space For Additional Storage
- Smart Family Bathroom With Shower Over
- Parking For One Vehicle Plus Visitors
- UPVC Double Glazing And Gas Central Heating
- Short Stroll To Local Amenities And Countryside Walks From The Door
- No Onward Chain!

## Directions

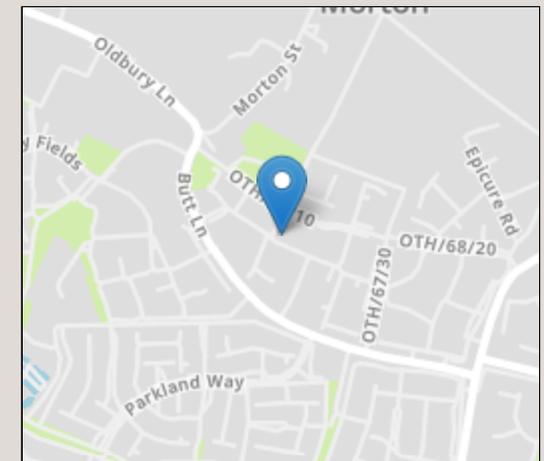
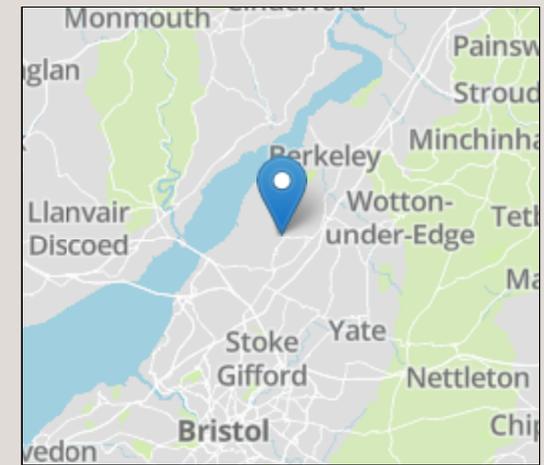
Leave Thornbury on the Gloucester Road. On the outskirts of town turn left into Butt Lane. Take the first right into Speckled Wood Way. At the T junction turn Right into Red Admiral Way and no 34 can be found further down on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band A

**Tenure** - Leasehold

**Additional Information** - Management Fees Apply

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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