



Flat 17, Tanners Court Midland Way, Thornbury, South Gloucestershire BS35 2BY

£169,000



## Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)

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



# Flat 17, Tanners Court Midland Way, Thornbury, South Gloucestershire BS35 2BY

Milburys are delighted to market this fabulous two-bedroom first-floor retirement apartment in the ever popular 'Tanners Court' development at the top of Thornbury High Street - the location simply can't be beaten, with all local amenities on your doorstep from doctors to coffee shops... it ticks so many boxes! Passing through the communal lounge, where residents can gather for coffee mornings and more, you the lift or stairs to the first floor. Entering the apartment, the lounge can be found to your left, spacious, bright and comfortably provides space for a dining table as well. The newly fitted kitchen of a modern shaker design can be found off to the right. Moving back down the hallway, first to the shower room providing shower cubicle, toilet and basin then on to the two bedrooms - one double and one single - the principal bedroom benefitting from fitted wardrobes. The development also benefits from an on site house manager and an out-of-hours service for added peace of mind which is covered in the management fees. If you are looking to be surrounded by community spirit give Milburys a call and book your viewing! Practical benefits include electric heating and double-glazing. NO ONWARD CHAIN.

## 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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Smartly Presented First Floor Apartment
- Retirement Living With A Community Within
- Located Just Off Thornbury High Street Within Walking Distance To Local Amenities
- Communal Lounge For Residents And Visitors To Enjoy
- Two Bedrooms - One Double With Fitted Wardrobes And One Single
- Bright And Spacious Lounge/Diner
- A Modern Newly Fitted Shaker Style Kitchen
- Fitted Shower Room With Wash Basin And WC
- Communal Car Parking For All Residents
- No Chain!

## Directions

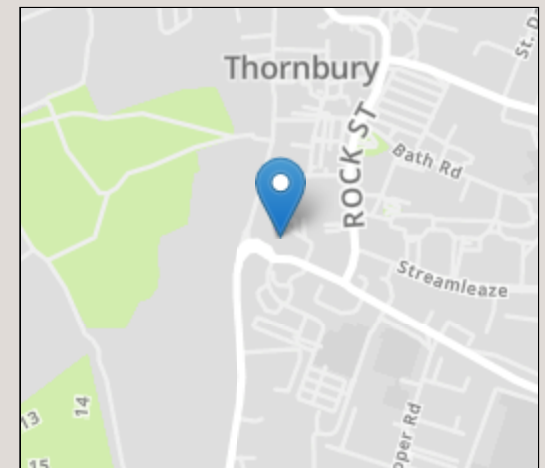
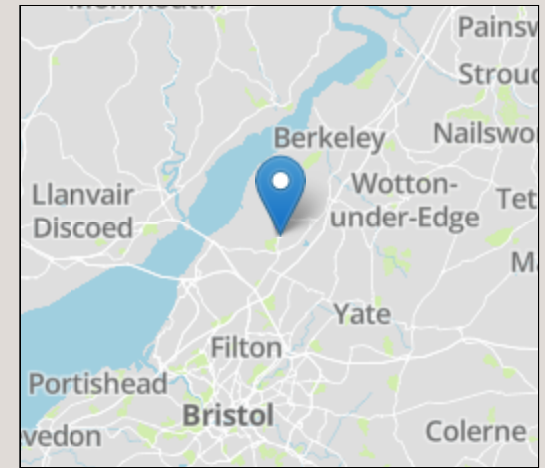
Entering Thornbury from the south, you will find Tanners Court facing you on the right hand side as you approach the High Street. Follow the road around to the right and you will find the entrance and residents' communal parking on your left hand side.

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

**Tenure** - Leasehold

**Additional Information** - Management Fees Apply

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto: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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	65

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