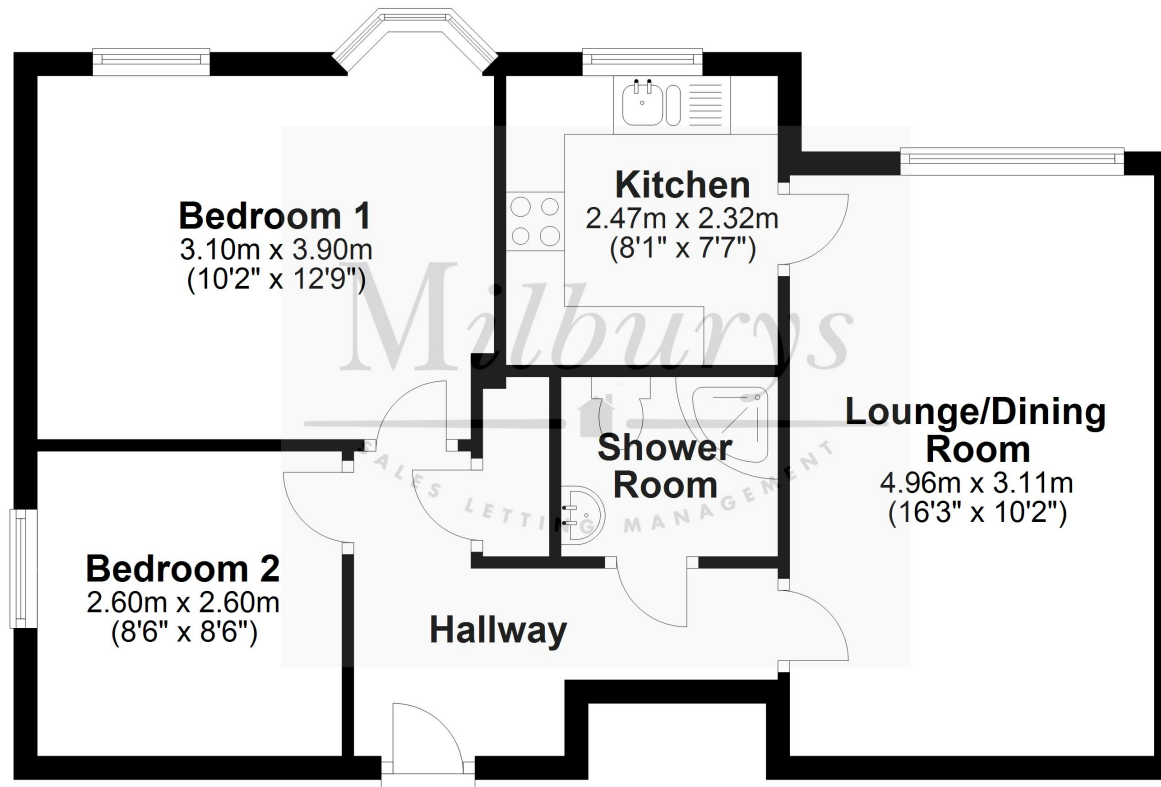






## Ground Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



Total area: approx. 51.4 sq. metres (553.3 sq. feet)

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



# Flat 24 Tanners Court, Midland Way, Thornbury, South Gloucestershire BS35 2BY

We are thrilled to have on offer this immaculate retirement property which offers low-maintenance accommodation with elevator access and level access to the approach. The property itself is located on the second floor with country views beyond Thornbury. This self-contained apartment is ready equipped for its new owner to make their home. The accommodation has lots to offer; a spacious lounge/diner, smart fitted kitchen with appliances, modern fitted shower room with walk-in shower, two good sized bedrooms (principal with freestanding wardrobes and bay window), a storage cupboard in the hallway and all light fittings and blinds included in sale. This is very much a home you can move straight into. The ease of the location of this property ticks all the boxes, within walking distances of all the local amenities Thornbury High Street has on offer. There is also a house manager on site and an out-of-hours service for added peace of mind - all covered in the management fee's as well as guest suite for visiting family members and friends. If you are looking to be surrounded by community spirit, this is the one for you! Further benefits include electric heating and double glazing.

## 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.

## Property Highlights, Accommodation & Services

- Perfectly Presented Second Floor Flat With Countryside Views
- Retirement living with community at it's heart, Situated At The Top Of Thornbury High Street
- All Local Amenities Within Walking Distance
- Lounge/Dining Room With Outlook Across Open Countryside
- Smart Fitted Kitchen With Appliances
- Principal Bedroom With Bay Window And Wardrobes, Second Bedroom
- Modern Fitted Shower Room
- Communal Car Parking For All Residents
- Electric Heating And Double Glazing
- Blinds and Light Fittings Included In Sale

## Directions

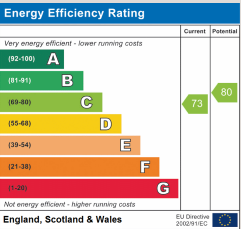
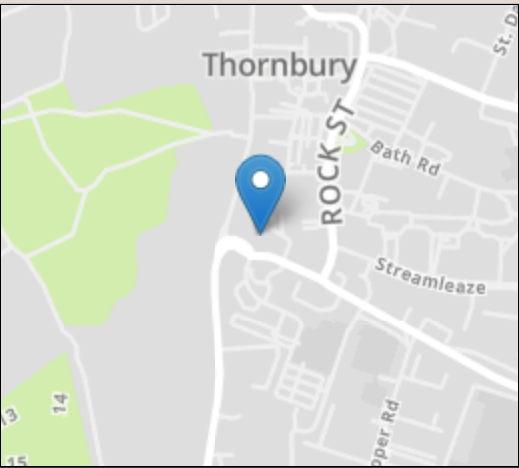
Entering Thornbury from the south, you will find Tanners Court facing you on the right hand side as you approach the High Street. Follow the road around to the right and you will find the entrance and residents' communal parking on your left hand side.

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

**Tenure** - Leasehold

**Additional Information** - Management Charges Apply.

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



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