

Milburys

SALES LETTING MANAGEMENT



Flat 32 Grace Lodge, Rock Street, Thornbury, South Gloucestershire BS35 2FP

£245,000

Ground Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



Total area: approx. 58.8 sq. metres (633.1 sq. feet)

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



Flat 32 Grace Lodge, Rock Street, Thornbury, South Gloucestershire BS35 2FP

An 'as new' one bedroom apartment in the ever popular 'Churchill' retirement development, completed in 2015. Perfectly situated in the heart of Thornbury town centre, close to all of the town's amenities which are on offer. The development is well cared for by the on-site manager and residents, and has recently been refurbished throughout all the communal areas, including the residents lounge and hallways. The self contained apartment in question is located on the second floor. Entering through the front door into the hallway, the lounge can be found directly in front, spacious, bright and airy with an electric fire and surround providing a homely feel. The smart fitted kitchen is well equipped and benefits from modern integrated appliances. Moving on to the principal double bedroom, presented immaculately, substantial in size and offers a double fitted mirror wardrobe. The shower room is clean and fresh, with shower cubicle, under sink vanity and heated towel rail. The apartment also benefits from a large storage cupboard to secret away the Hoover etc. To the rear of the development, the private enclosed garden is full of mature flower beds, rose bushes and seating areas which can be enjoyed by everyone during the warmer months! This property is available with no onward chain. Arrange your tour 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

- Immaculately Presented Second Floor, One Bedroom, Retirement Property
- A Popular 'Churchill' Development With Recently Refurbished Communal Areas • Situated In The Heart Of Thornbury Town Centre
- Smart Fitted Kitchen With Modern Integrated Appliances • Spacious Lounge With Electric fireplace Focal Point
- Principal Double Bedroom With Fitted Wardrobe • Modern Shower Room With Under Sink Vanity And Heated Towel Rail
- Beautifully Maintained Private Communal Gardens • 24 Hour Support System • NO CHAIN!!

Directions

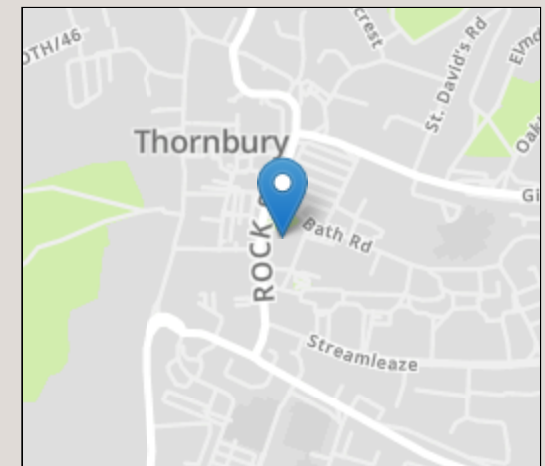
Approaching Thornbury from the south, bear left onto the High Street then first right into Chapel Street. Follow the road along to the end and Grace Lodge can be seen facing towards you.

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

Tenure - Leasehold

Additional Information - Management Fee applies.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79

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