

Milburys

SALES LETTING MANAGEMENT

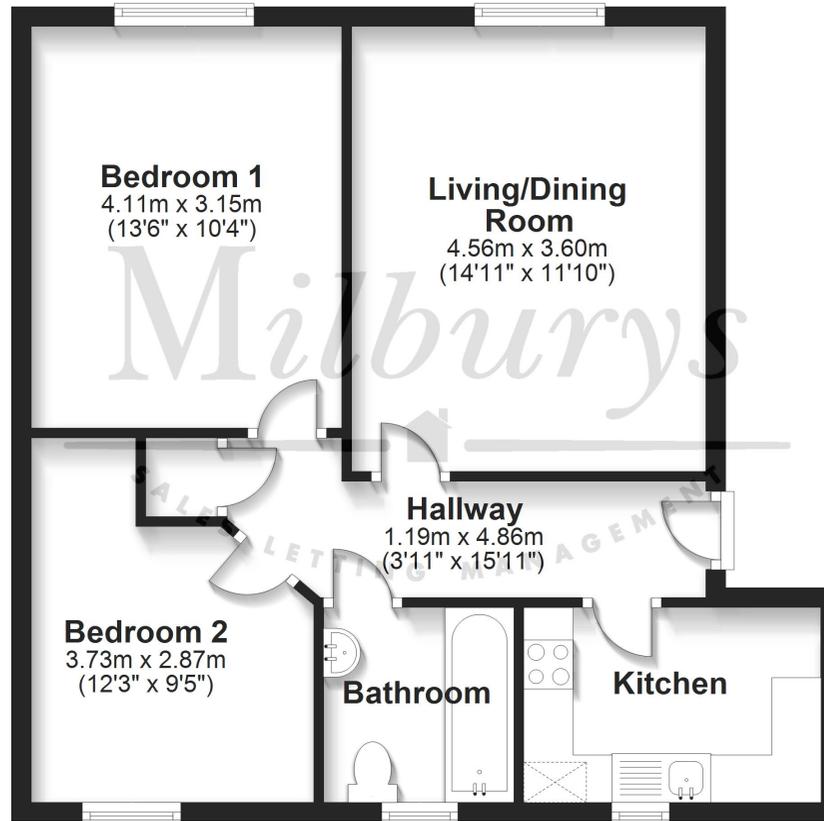


6 Leaze Close, Thornbury, South Gloucestershire BS35 2FH

£210,000

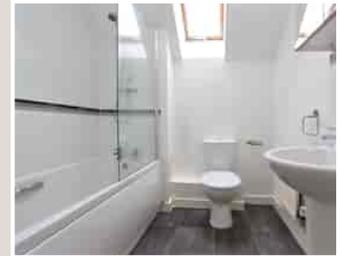
Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 56.8 sq. metres (610.9 sq. feet)

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



6 Leaze Close, Thornbury, South Gloucestershire BS35 2FH

Calling all first-time-buyers and investors - no onward chain! This well cared for purpose-built second floor apartment offers modern, spacious living and is located in sought-after central Thornbury location, within walking distance to the High Street and all its amenities. A communal entrance allows access to the hallway, with stairs leading up to No.6 on the second floor. Entering through the front door you are greeted with a spacious hallway with plenty of room to leave your coats and shoes. To the left is a smart fitted kitchen with plenty of storage units, integrated cooker/hob and space for additional appliances, along with a modern bathroom with shower over, vanity unit and Velux window allowing natural light to flood in. To the right, a generous sized living room, perfect for entertaining guests, ready for a three piece suite and dining table and chairs. At the top of the hallway you will find two double bedrooms, both with space for wardrobes and bedside tables and an airing cupboard. Benefits include an allocated parking space, gas central heating and double glazing. Management fees apply. Call now to arrange your viewing!

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.thecastleschool.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

- Calling All First Time Buyers And Investors!
- Well Cared For Second Floor Apartment
- Spacious Layout And Located In A Sought After Central Location
- Communal Entrance Hall With Secure Entry System
- Spacious Hallway With Space For Coats And Shoes
- Smart Fitted Kitchen With Storage Units, Integrated Cooker/Hob
- Generous Sized Living Room Ready For A Three Piece Suite And Dining Table And Chairs
- Modern Bathroom With Shower Over Bath
- Two Double Bedrooms With Space For Wardrobes
- Allocated Parking Space And Bin Store. Management Fees Apply.

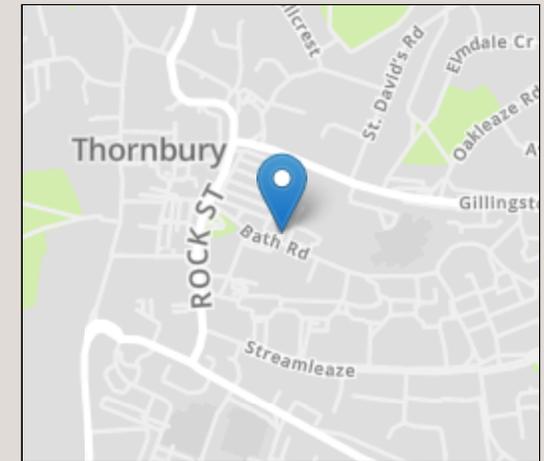
Directions

As you approach Thornbury with Tesco on your right hand side, continue to the next mini roundabout and turn left. Turn right just after Grace Lodge into Rock Street, proceed past the entrance to the long stay car park and Leaze Close will be found on the left hand side. No. 6 is located in the first block on the left hand side with the main entrance facing the road.

Local Authority & Council Tax -

Tenure - Leasehold

Contact & Viewing - Email: mil_thornburysales@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	2002/91/EC

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