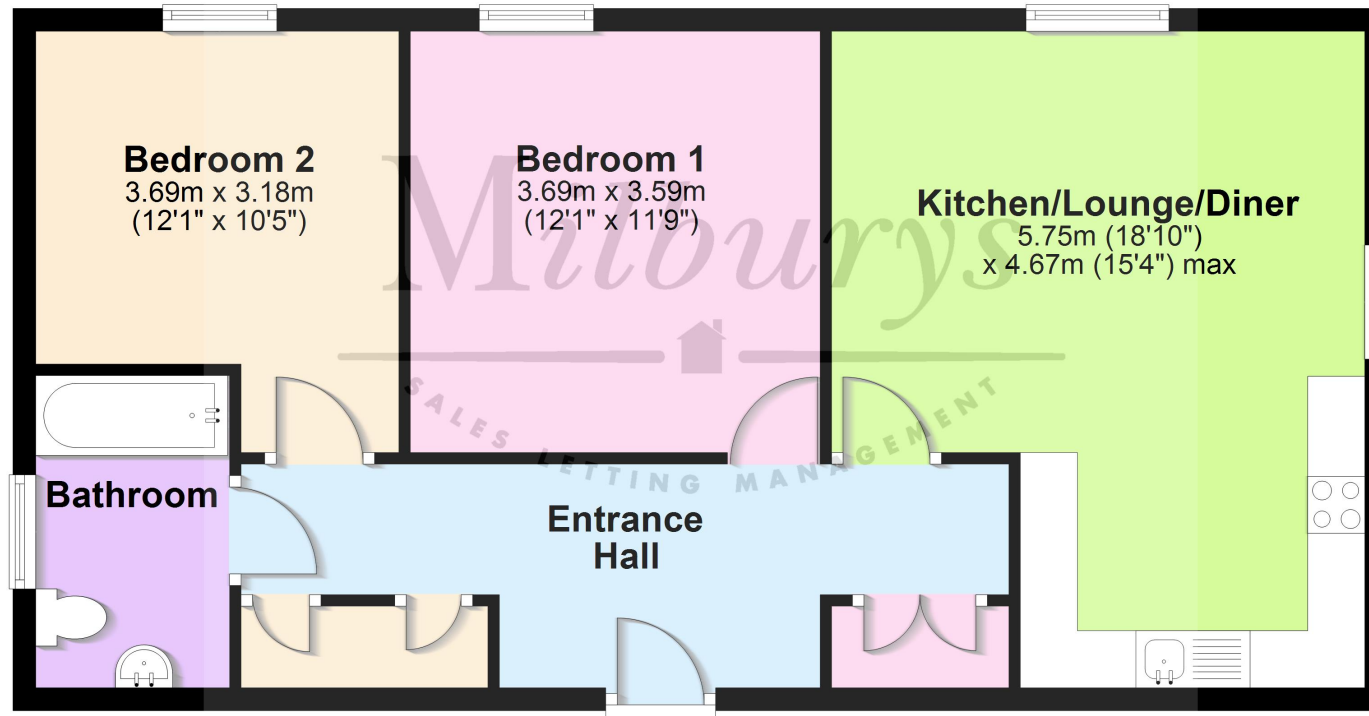




Apartment

Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 66.6 sq. metres (717.2 sq. feet)

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



25 Scythe Way, Thornbury, South Gloucestershire BS35 1BJ

A modern two-bedroom, second floor apartment with parkland views! Located in a much-loved Thornbury development, this spacious and contemporary two bedroom apartment offers stylish living with scenic views over well maintained parkland. Positioned on the second floor, the property features an inviting open plan layout combining the living, dining and fully fitted kitchen area (with integral appliances)- ideal for modern lifestyles and entertaining. The property boasts two generous double bedrooms, the principle with fitted wardrobes, a well-appointed family bathroom and the added benefit of three useful storage cupboards, one utilised as a utility area. Residents also enjoy access to a secure bike and bin store, as well as an allocated parking space, plus visitors. Perfect for first-time buyers, downsizers or investors alike, the property combines comfort, convenience and in a sought after location. With no onward chain, call today to arrange your tour!

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 pedestrianised 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

- Modern Two Bedroom, Second Floor Apartment
- Parkland Views And No Onward Chain!
- Well-Maintained Development With Country Rambles From The Door
- Living/Dining Area With Plenty Of Space For Both Dining And Living Suite
- Smart Fitted Kitchen With Built In Utilities
- Two Sizeable Double Bedrooms, One With Built In Storage
- Pristine Family Bathroom With Shower Over
- Useful Lockable Bike And Bin Storage
- Allocated Parking Plus Guest Parking

Directions

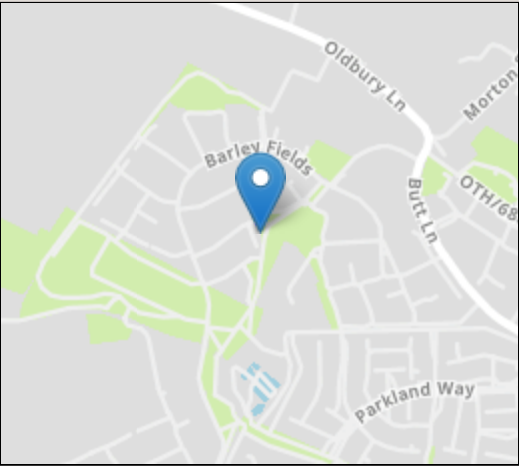
Leaving Thornbury on the Gloucester Road, take the last turning left into Butt Lane and the third turning left into Barley Fields. Follow the road round and Scythe Way can be found on the left. Follow the road round to the right and No.25 will be on your left within the apartment block.

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

Tenure - Leasehold

Additional Information - Management fees apply.

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	84	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	84

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