

«Floorplan1»



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		81	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
		72	74

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

29 Midland Way, Thornbury, Bristol, BS35 2BY

Purpose Built Flat | For The Over 60's | One Bedroom | Wet Room
On Site Warden | Emergency Pull Cords | Security Entry System | Communal Gardens

Offers In Region Of: £145,000

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Midland Way, Thornbury, Bristol, BS35 2BY

This fabulous one bedroom flat for the over 60's is located on the second floor of this purpose built block. With elevator access the flat is conveniently situated at the top of the High Street across from Tesco. With the benefit of having a dedicated warden to manage the flats on a daily basis, this flat has many desirable and practical features that include; emergency pull cords, the availability of a piper alarm system, security entry phone, Upvc double glazing, electric heating, communal lounge, communal gardens and car parking. In summary we feel that this super property has much to offer the retired person in search of independent living, accordingly we are keen to encourage early appointments to view!

LOCATION

DIRECTIONS

COMMUNAL ENTRANCE

Via security doors to communal Lounge area with elevator providing access to upper levels

SECOND FLOOR LANDING

Lobby providing access via fire doors and glazed hallway to self contained flat

ENTRANCE

Solid front door with adjacent key safe giving access to self contained unit

HALLWAY

Economy 7 storage heater, wall mounted fuses and security entry phone system

LIVING ROOM

5.53m (18' 2") x 2.96m (9' 9")

Upvc Double glazed bay window with views to Wales in the distance and outlook over the communal gardens. Coved ceiling, night storage heater, wall mounted flat screen t.v, adjustable table, electric fire effect heater, wall display unit and two arm chairs



KITCHEN

2.50m (8' 2") x 2.22m (7' 3")

Upvc double glazed window to rear, range of various floor and wall units with work surfaces incorporating sink unit. Electric cooker, fridge/freezer (purchased May '17) washer/dryer (for those that want the convenience of not hanging their washing outside), microwave and wall mounted "Dimplex" heater



BEDROOM

4.96m (16' 3") x 2.48m (8' 2")

Upvc double glazed window to rear, built in airing cupboard with shelving. Electric bed, wall mounted flat screen t.v, range of built in wardrobes, chests and storage cupboards



WETROOM

Tiled shower area with seating, screen and electric shower unit over. White w.c with raised toilet seat, wash hand basin and wall mounted "Dimplex" heater



COMMUNAL GARDENS

Well tended gardens with raised beds and patio areas proving communal seating (We are advised that these gardens are regularly award winning in the Thornbury in Bloom competition)



PARKING

There are parking spaces available including visitors parking spaces



WATER METRE

We are reliably informed that Wessex Water have offered to install a FREE water metre for the new owner upon completion.

MANAGEMENT FEES

Please note that this is a leasehold property over 999 years from 1987 and there is an annual ground rent. Furthermore, to cover running costs to include the employment of a resident manager, there are service charges. These management fees will need to be clarified by your solicitor, however, we are informed that they are currently paid quarterly. Again this will need to be confirmed by your solicitor but we understand that they cover not only the cost of the resident manager but also buildings insurance the general upkeep and maintenance of the building/alarm system, cleaning of communal areas, electricity of communal areas, gardening etc.

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be

pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.