



ASKING PRICE

**£219,500**

**Scythe Way**

Thornbury, BS35 1BJ

## PROPERTY SUMMARY

Step into this charming two bedroom ground floor apartment, beautifully presented and ready to enjoy. A welcoming entrance hall leads to a handy storage cupboard, while two generous double bedrooms offer plenty of comfort and space. The sleek modern bathroom adds a touch of luxury, and the heart of the home is the spacious L shaped kitchen, dining and living area. With French doors opening straight out to the garden, it is the perfect spot for relaxing or entertaining.

To the rear of the property there is an allocated parking space along with access to a shared bike and bin store. The apartment also benefits from a communal garden area, which can be conveniently reached directly from the living room.

### Leasehold Information

Service Charge is approx £150 per month

Ground Rent is approx £250 per annum

2



1



1

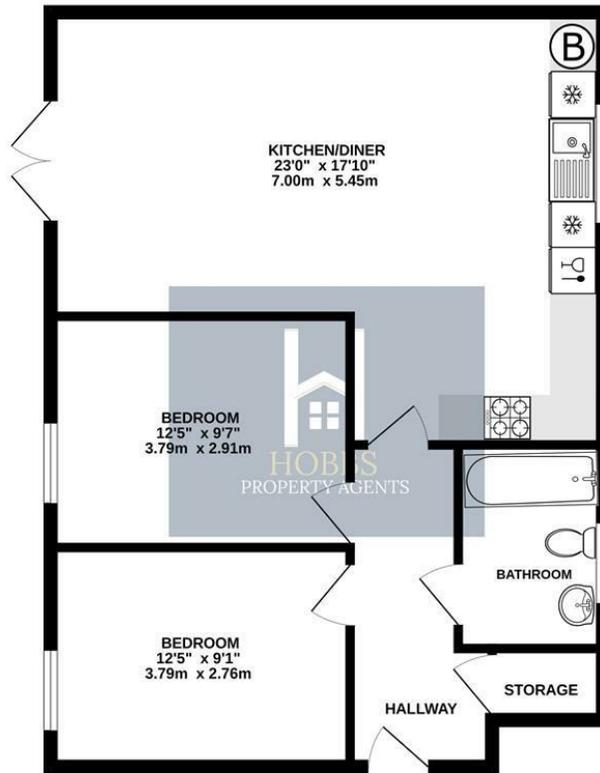








GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  | 84                         | 84        |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE DETAILS**

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