

Asking Price £299,000 Leasehold

1 Bedroom, Apartment - Retirement

50, Alexandra Lodge Stokefield Close, Thornbury, Bristol, BS35 1BU

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Alexandra Lodge

Alexandra Lodge is an attractive development of 57 one and two bedroom retirement apartments located in Thornbury, South Gloucestershire situated approximately 15 miles from the centre of Bristol. The market town is a Britain in Bloom award-winning town, with its own competition, Thornbury in Bloom.

The town centre is close to Alexandra Lodge with a variety of shops, both local Independents and High Street chains including a Co-Operative, Aldi and Tesco supermarkets, Post Office, WHSmith and a Lloyds Bank. The St Mary's shopping centre and market square located just off the High Street are home to a number of cafes and restaurants. Additionally St Mary's Surgery Health Centre, two Pharmacies, three dentists and a health food shop are found in the town centre with two dental surgeries less than five hundred yards away.

There are good transport links with regular buses to Bristol and other surrounding towns and villages. Thornbury is also well connected by road with the M5 approximately 6 miles away, as is the M48 which connects Thornbury to Wales. The closest train station is Bristol Parkway, which has fast services to London Paddington. Bristol Parkway station is a 20-minute taxi ride away.

Alexandra Lodge is exceptionally well located in a quiet and scenic area of Thornbury but is within a five-minute walk of the town centre with all its amenities. There is ample free parking onsite reserved for owners, together with a garage for motability scooters. The beautifully kept mature gardens are available for owners to enjoy.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Alexandra Lodge has been designed with safety and security at the forefront, all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Alexandra Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Alexandra Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

This idyllic one-bedroom apartment has a bright, south westerly aspect with scenic views over mature gardens and rolling wooded hills. It is secluded with no road noise and benefits from easy lift access to the rest of the development.

The Living Room offers ample space for living and dining room furniture. A window provides lots of natural light and a door leads into the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, washing machine, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower enclosure with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

The property is offered for sale with vacant possession and no onward chain. It simply must be viewed.







Features

- One bedroom second floor apartment
- Beautiful views across wooded countryside
- Quiet location
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- Landscaped gardens & Lift to all floors
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service charge (Year Ending 30th November 2026): £3,013.26 per annum.

Ground rent: £823.27 per annum. To be reviewed March 2032.

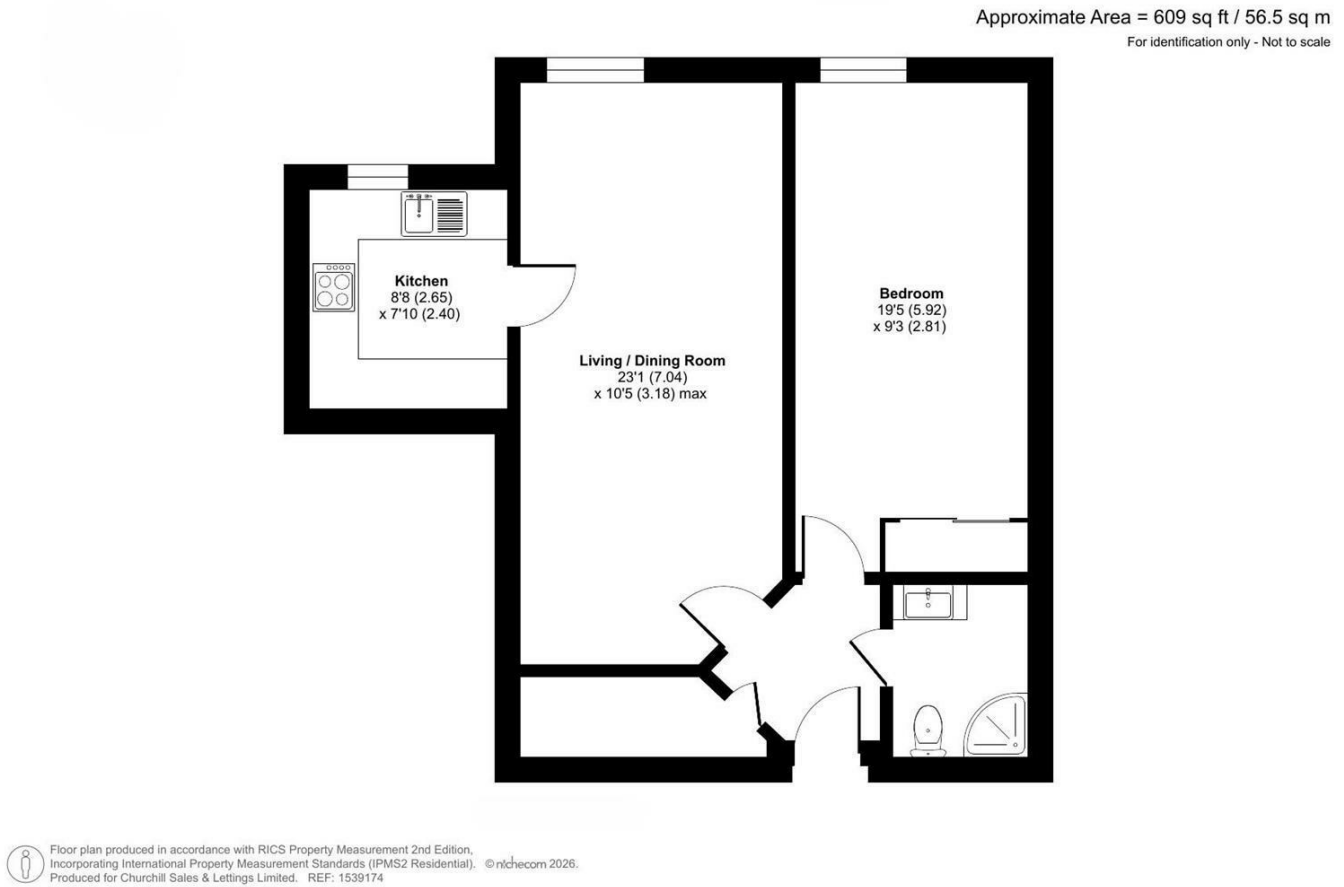
Council Tax: Band C

999 year Lease commencing 2019

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, communal and apartment heating via Ground Source, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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