

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 51 Alexandra Lodge, Thornbury, BS35 1HF £351,500

\*\*\* SPECTACULAR MODERN CHURCHILL APARTMENT \*\*\* BEAUTIFULLY MAINTAINED THROUGHOUT \*\*\*  
FABULOUS COMMUNAL GROUNDS \*\*\* ON SITE MANAGER \*\*\* LIFT & STAIRS \*\*\* COMMUNAL LIVING  
SPACE WITH A COMMUNAL KITCHEN \*\*\* OFF STREET PARKING \*\*\* CARE BRACELET AND VIDEO  
INTERCOM \*\*\* LIVING ROOM WITH FIREPLACE \*\*\* MODERN KITCHEN \*\*\* TWO LARGE BEDROOMS WITH  
FITTED WARDROBES \*\*\* MODERN SHOWER ROOM AND SEPARATE CLOAKROOM \*\*\* ANNUAL SERVICE  
CHARGE £4992.69 \*\*\* WEEKLY SERVICE CHARGE £96.01 \*\*\*

### **Entrance**

Coved ceiling, ceiling lights, loft hatch giving access to roof space, radiator, doors to the living room, bedroom one, two, family bathroom, cloakroom, large storeroom and utilities cupboard.

### **Living Room**

A rear aspect room UPVC double glazed windows overlooking the communal grounds, coved ceiling lights, radiator, a feature electric living flame convector fireplace, and a wooden glazed door leading to the kitchen.

### **Kitchen**

A modern space fitted with a range of base and eye level units, granite effect worktops, inset one bowl stainless steel sink with adjacent drainer and mixer tap, stainless steel oven, 4 ring induction hob and extractor fan, tiled splash backs to all sensitive areas, integrated fridge and freezer, integrated washing machine.

### **Bedroom One**

A rear aspect room with UPVC double glazed window, ceiling light, radiator, and luxury built in full height mirrored wardrobes.

### **Bedroom Two**

A rear aspect room with UPVC double glazed window, ceiling light, radiator, and luxury built in full height mirrored wardrobes.

### **Bathroom/Shower Room**

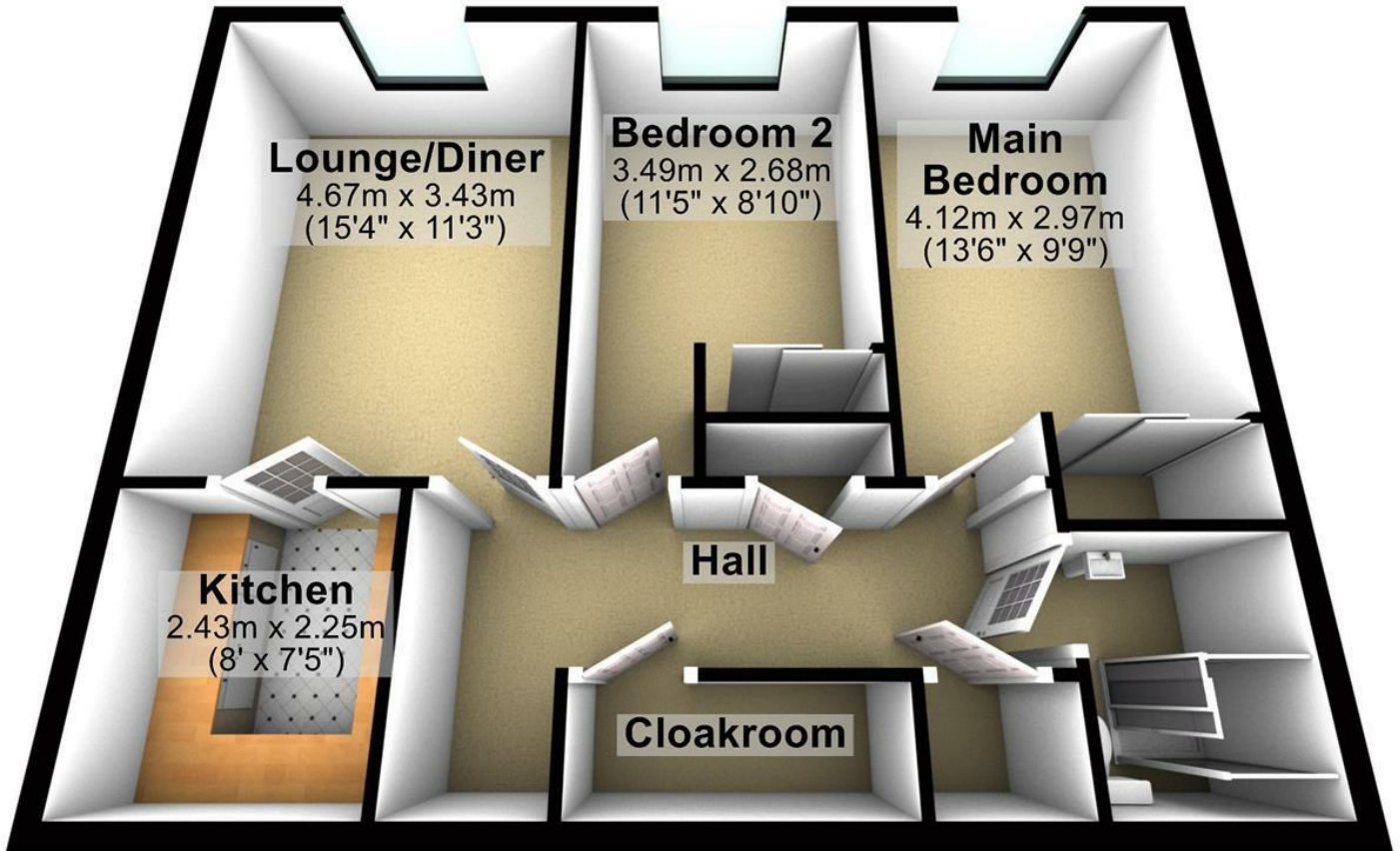
A fully tiled room, ceiling light, extractor fan, vinyl flooring, chrome heated tile rail, vanity unit incorporating washbasin with chrome mixer tap, low level wc with hidden cistern, a good sized glazed and tiled shower enclosure with a wall mounted main system shower. There is also a useful mirrored cabinet with lighting and shaving points.

### **Cloakroom**

A useful space with ceiling light, extractor fan, vinyl flooring, low level wc with hidden cistern, wall hung wash basin with chrome mixer tap, tiled splash backs and a wall hung towel rail.

## Ground Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	