

LAUREL & WYLDE

E S T A T E A G E N T S



51 Alexandra Lodge, Thornbury, BS35 1HF £335,500

*** 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 ***

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.



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.



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 Two

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



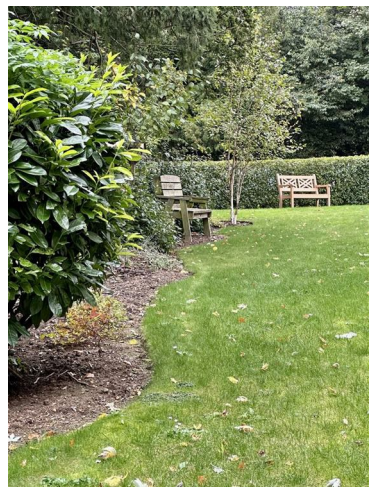
Bedroom One

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.



Communal Garden



Communal Lounge and Kitchen





Guest Suite

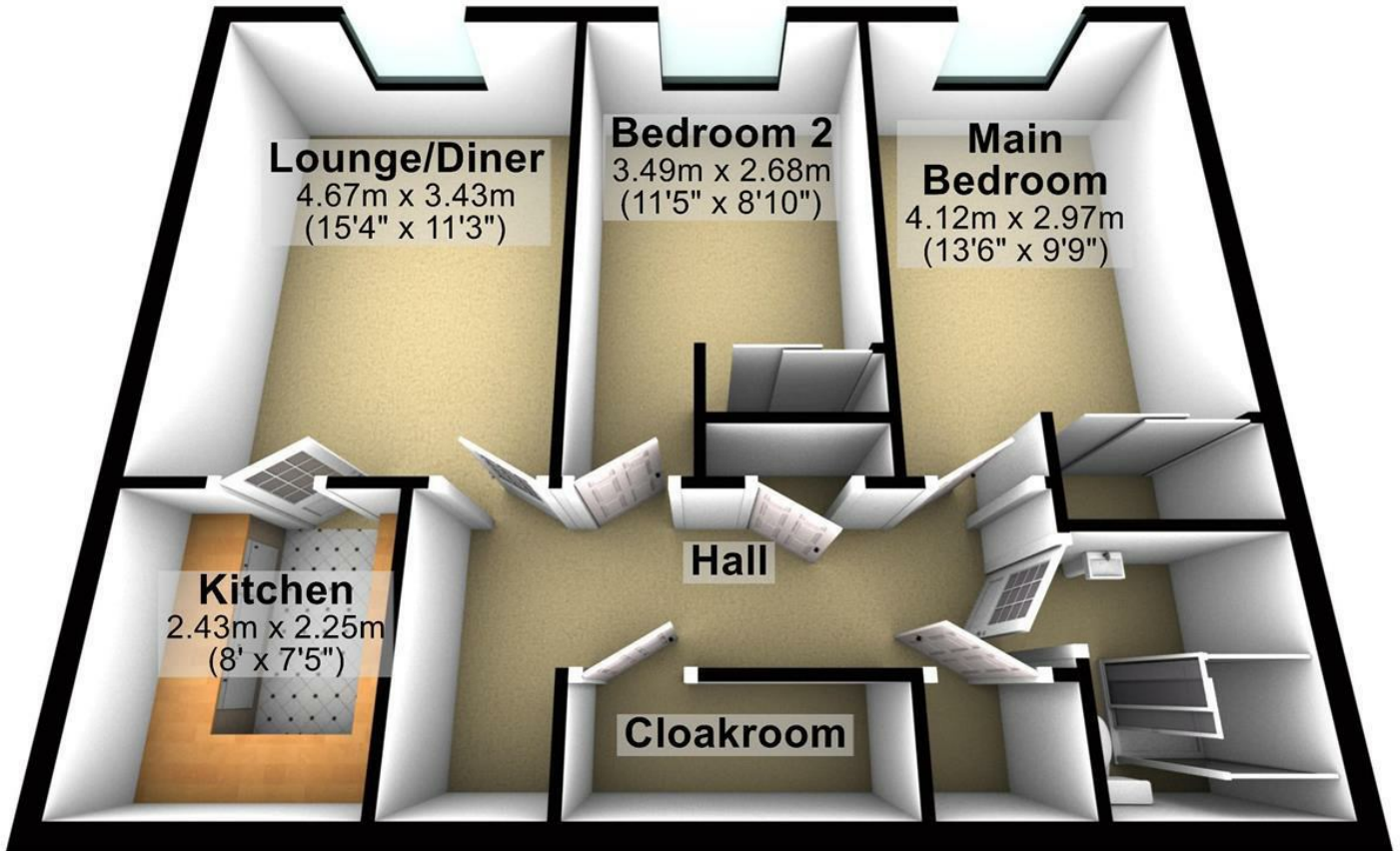


Location and Plot



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