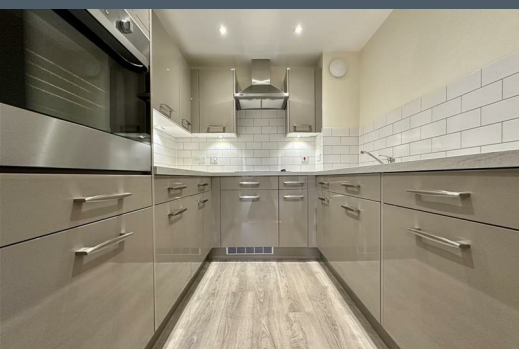


# LAUREL & WYLDE

E S T A T E   A G E N T S



## 51 Alexandra Lodge, Thornbury, BS35 1HF £329,950

\*\*\* 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

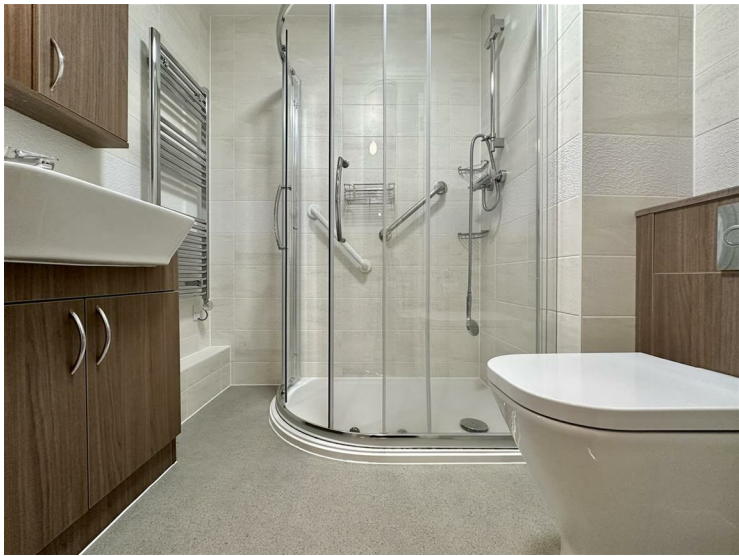
A rear aspect room with UPVC double glazed window, ceiling light, radiator, and luxury built in full height mirrored wardrobes.



### 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**

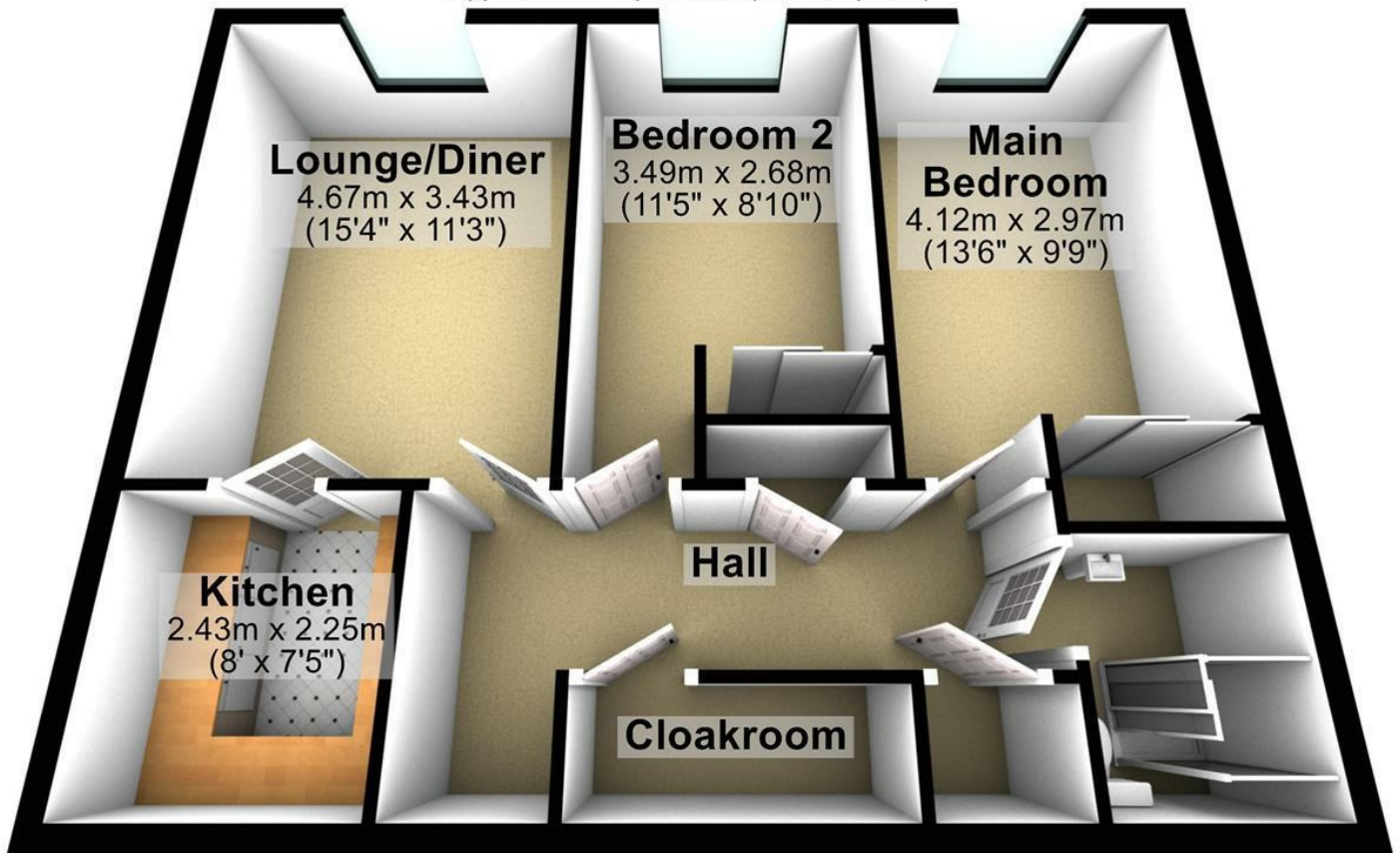


**Location and Plot**



## 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) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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