

4 Courville Close (Alverston Grange)

Alveston Grange, Alveston, Bristol, BS35 3RR



**PRICE: Offers in Excess of
£305,000**

Lease:

Property Description:

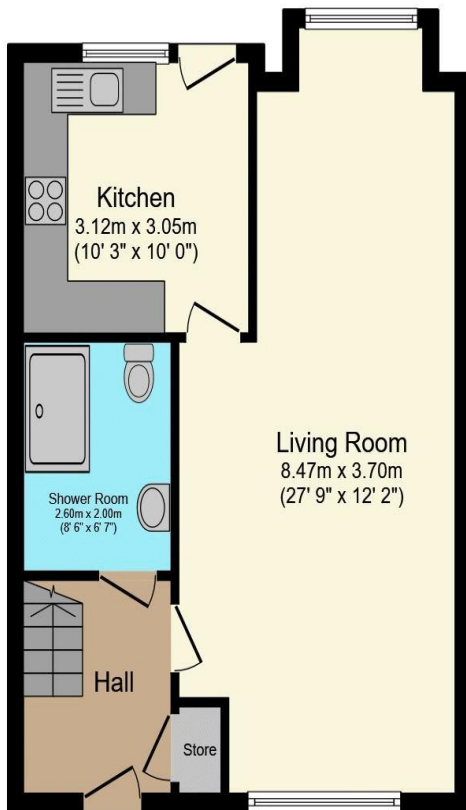
TWO BEDROOM RETIREMENT COTTAGE FOR SALE An upgraded end of terrace two bedroom retirement cottage overlooking the communal gardens and pond, featuring a dual aspect living and dining area, integrated kitchen, re-fitted bathroom and ground floor shower room. Generously sized bedrooms, a private rear garden and a garage. Courville Close comprises 46 properties and is located close to local amenities and the market town of Thornbury. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms, a bathroom and a downstairs shower room. It is a condition of purchase that residents be over the age of 60 years.

Development Manager
Minimum Age 60
24 hour emergency Appello call system
FREEHOLD
Service Charge £3,803.15

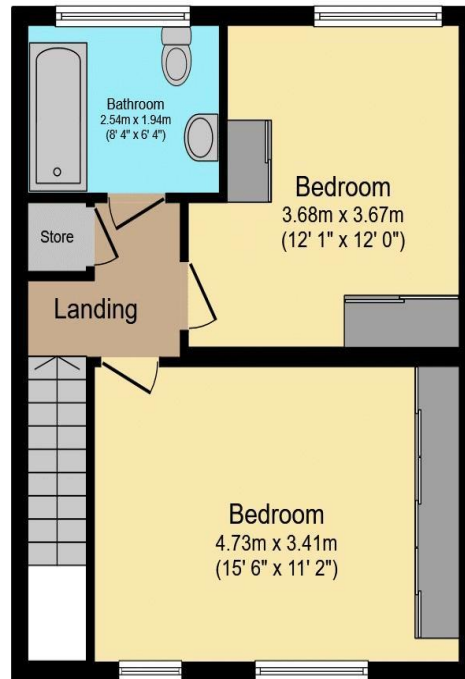
NO CHAIN



**For more details or to make an appointment to view, please contact
Rachel Hazell**



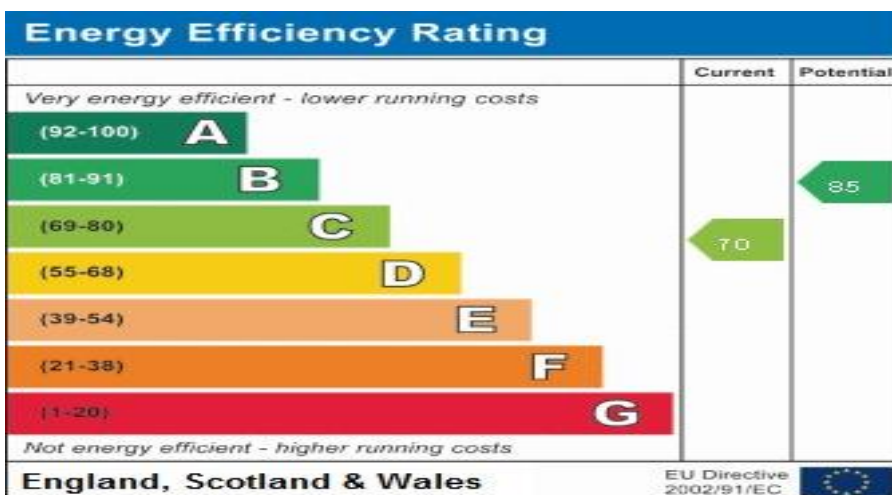
Ground Floor



First Floor

Total floor area 92.3 sq.m. (994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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For Financial Year Ending:

31/3/26

Annual Ground Rent:

£0.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,803.15

Council Tax Band:

D

Event Fees:

0% Transfer

0% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.