

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



- WELL RUN SMALL RETIREMENT COMPLEX
- CASTLE SIDE OF THORNBURY
- SOUTH WEST FACING GF FLAT
- DOOR TO SMALL SEATING AREA OUTSIDE FLAT
- LOUNGE/DINER
- LARGE DOUBLE BEDROOM
- SHOWER ROOM
- HALL AND WALK IN STORE CUPBOARD
- EPC 'B' COUNCIL TAX 'C' SERVICE CHARGE £3051.38 GROUND RENT £575 994 YEAR LEASE NO CHAIN

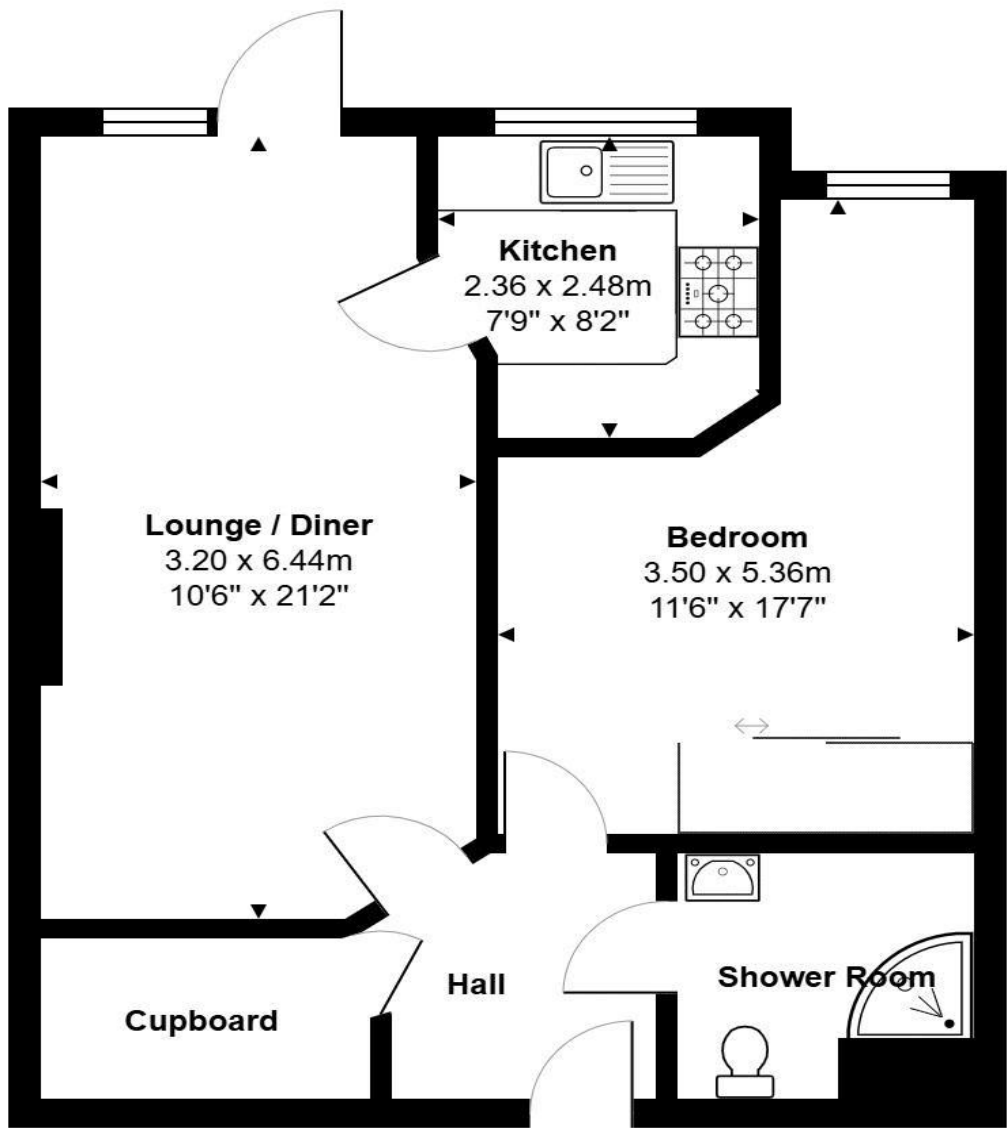


21 ALEXANDER LODGE
STOKEFIELD CLOSE
THORNBURY
BS35 1BU

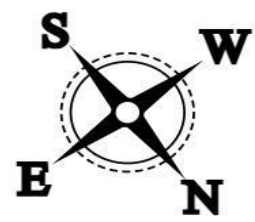
£279,999

Situated in this well run small Retirement Complex on the Castle side of Thornbury is this Immaculate Ground Floor Flat. The Flat has the added benefit of overlooking the front entrance so there is always something of interest and has a small outdoor seating area outside its personal lounge. The accommodation includes Shower Room, Lounge/Diner, Fitted Kitchen, Large double Bedroom, Walk in storage cupboard and Hallway. NO CHAIN. EPC 'B' Council Tax Band 'C' Annual service charge £3051.38 Ground Rent £575.00 pa 999 year lease from 1/3/2019

THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants.



Area: 53.5 m² ... 576 ft²





| Energy performance certificate (EPC) | | | |
|---|---------------------------|---------------------|--------------------------|
| Flat 21 Alexandra Lodge Stokefield Close Thornbury BRISTOL BS35 1BU | Energy rating B | Valid until: | 14 January 2029 |
| | | Certificate number: | 8631-7039-6090-1235-5992 |
| Property type | | Ground-floor flat | |
| Total floor area | | 50 square metres | |

Rules on letting this property

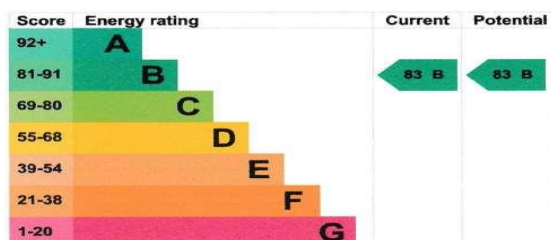
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8631-7039-6090-1235-5992?print=true>

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PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.