

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SPACIOUS RETIREMENT FLAT JUST OFF CASTLE STREET
- TWO DOUBLE BEDROOM PLUS
- DRESSING ROOM AND EN SUITE
- LOUNGE/DINER
- FITTED KITCHEN
- BATHROOM
- LARGE HALLWAY AND STORAGE CUPBOARD
- COMMUNAL GARDENS AND RESIDENTS PARKING
- EPC 'B' COUNCIL TAX 'D' SERVICE CHARGE £4633.43 GROUND RENT £625.00
- 993 YEAR LEASE LEFT

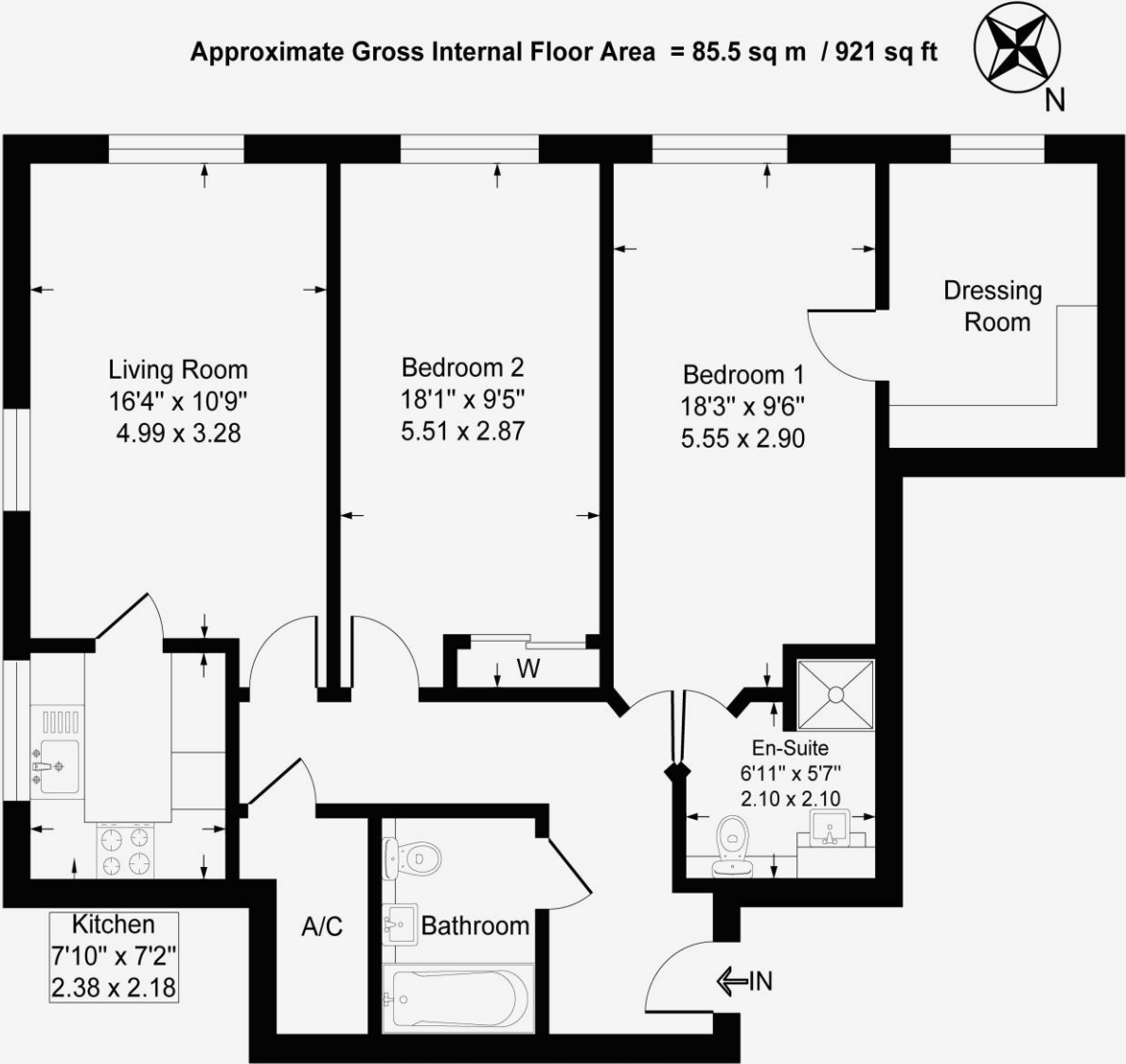


53 ALEXANDRA LODGE
STOKEFIELD CLOSE
THORNBURY

OFFERS OVER £375,000

Situated on the highly sought after Churchill Development just off CASTLE STREET, is this large Retirement Flat. The property benefits from TWO Double Bedrooms one with DRESSING ROOM AND EN SUITE, Second Bathroom, Lounge/Diner and Fitted Kitchen. There is a very sociable Communal Lounge with Coffee Facilities, Communal Gardens and Good Parking whilst only being a short walk from the Town Centre. Ground Source Heating and Hot Water to the apartment and communal areas as part of the Service Charge and there is also the use of a Guest Bedroom for a small charge. EPC 'B' Council Tax B Leasehold 999 years from June 2019. Service Charge £4633.43 pa Ground Rent £625.00 reviewed on 1/3/26

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, The Mundy Playing fields, 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.



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy performance certificate (EPC)

Flat 53 Alexandra Lodge Stokefield Close Thornbury BRISTOL BS35 1BU	Energy rating B	Valid until:	19 May 2029
		Certificate number:	0369-3820-7151-9021-6575

Property type	Top-floor flat
Total floor area	84 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.