



Alfred Lodge
Rax Lane, Bridport, Dorset

Alfred Lodge

Rax Lane
Bridport
DT6 3JL

A one bedroom ground floor retirement flat in excellent decorative order throughout, with only a short walk into the bustling town of Bridport.



- Built in 2017 by Churchill
- Outstanding decorative order throughout
 - One bedroom ground floor flat
- Designed specifically for safety and security of residents
 - Shared driveway with parking
 - Over-60s accommodation

Guide Price £260,000

Leasehold

Bridport Sales
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THE DWELLING

7 Alfred Lodge is one of 26 apartments built in 2017 by Churchill. This apartment is a one bedroom ground floor flat, positioned to the front of the lodge. Alfred Lodge was designed specifically for safety and security of the residents, and has a lovely welcoming atmosphere. The apartment is in outstanding decorative order throughout and only a short walk into the bustling town.

ACCOMMODATION

The property is conveniently arranged around a central hallway off which all the rooms are accessed. There is a useful storage cupboard in the hallway. The living accommodation lies to the right hand side, a bright and spacious room with a main focal point of an electric fireplace and a door to the car park. To the end of the living room, a door leads into a beautifully presented kitchen, fitted with a comprehensive range of wall and base units, an induction hob and a built in electric oven. The bedroom is a generous double, with plenty of space for wardrobes as well as an additional space which can be used for hobbies and is served by a fully tiled shower room, fitted with a large walk-in shower, wc and sink. The apartment is well presented throughout and has electric heating and benefits from a video entry security system.

The building has a communal lounge where get-togethers are held for the residents on many of the weekdays with a lovely communal garden on the west side of the property that allows the last of the sun to be taken in at the end of the day.

OUTSIDE

Alfred Lodge is accessed via a shared driveway, with resident and guest parking. The lodge overlooks their excellent communal gardens providing entertainment for residents and with views over Allington Hill.

SITUATION

The property is positioned just off the main street of Bridport. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words- ///frown.disbelief.shovels

SERVICES

Mains electricity, water and drainage. Electric heating. Broadband: Superfast broadband is available. Mobile phone coverage: Network coverage is limited indoors and good outdoors. Dorset Council- 01305 251010 Council Tax Band: C EPC: B

TENURE

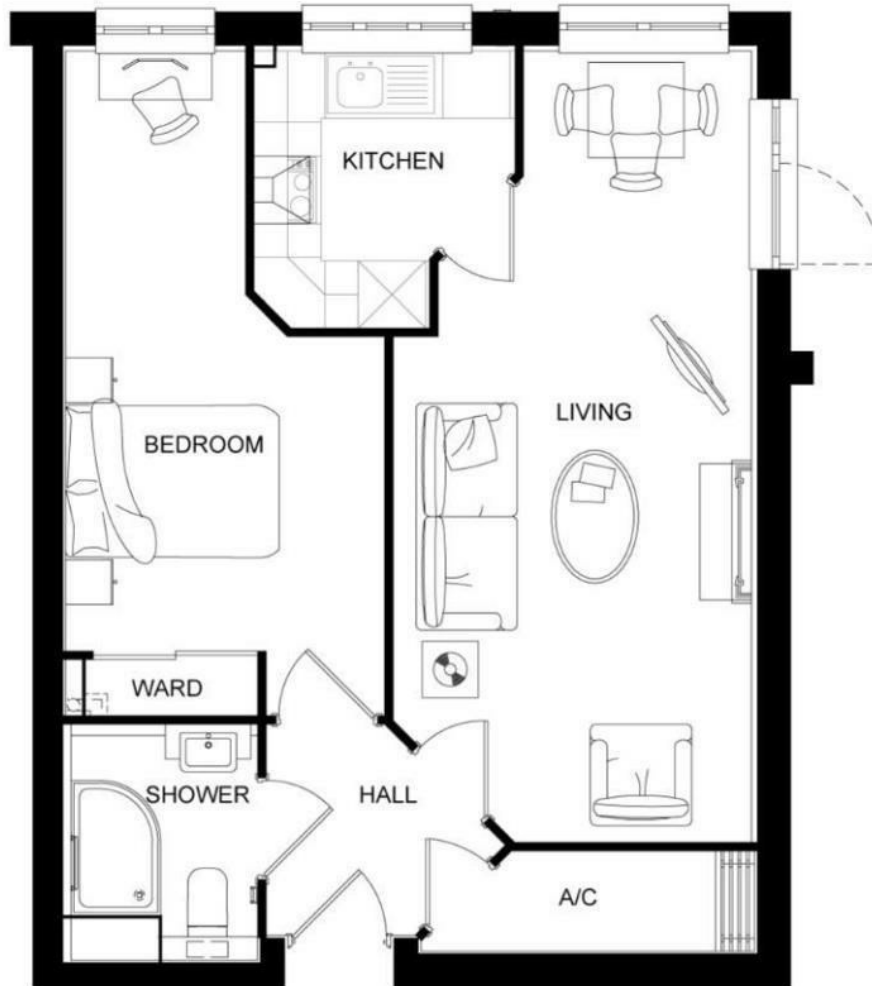
Leasehold: The lease is 125 years commencing from 1 May 2017. Service charges and ground rent: TBC.

MEASUREMENTS

Kitchen- 2.33m x 2.47m
Living room- 7.21m x 3.17m
Bedroom- 5.30m x 2.84m
Shower room- 1.65m x 2.10m
Cloakroom- 2.23m x 1.00m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-120 kWh/m ² /year A		
80-100 kWh/m ² /year B		
60-80 kWh/m ² /year C		
40-60 kWh/m ² /year D		
20-40 kWh/m ² /year E		
10-20 kWh/m ² /year F		
0-10 kWh/m ² /year G		
England & Wales		
EU Directive 2002/91/EC		



Bridport/DME/rev290125



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