Asking Price £309,995 Leasehold

1 Bedroom, Apartment - Retirement

19, Alexandra Lodge Stokefield Close, Thornbury, Bristol, BS35 1BU

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Alexandra Lodge

Alexandra Lodge is an attractive development of 57 one and two bedroom retirement apartments located in Thornbury, South Gloucestershire situated approximately 15 miles from the centre of Bristol. The market town is a Britain in Bloom award-winning town, with its own competition, Thornbury in Bloom.

The town centre is close to Alexandra Lodge with a variety of shops, both local Independents and High Street chains including a Co-Operative, Aldi and Tesco supermarkets, Post Office, WHSmith and a Lloyds Bank. The St Mary's shopping centre and market square located just off the High Street are home to a number of cafes and restaurants. Additionally St Mary's Surgery Health Centre, two Pharmacies, three dentists and a health food shop are found in the town centre with two dental surgeries less than five hundred yards away.

There are good transport links with regular buses to Bristol and other surrounding towns and villages. Thornbury is also well connected by road with the M5 approximately 6 miles away, as is the M48 which connects Thornbury to Wales. The closest train station is Bristol Parkway, which has fast services to London Paddington. Bristol Parkway station is a 20-minute taxi ride away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Alexandra Lodge has been designed with safety and security at the forefront, all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Alexandra Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Alexandra Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Welcome to Alexandra Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property is presented in very good order throughout and is conveniently located on the same level as the guest suite, owners lounge and entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a private patio, and a bay window provides lots of natural light.

The Kitchen is accessed via the living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, washing machine, fridge and frost-free freezer.

The Bedroom is a good-sized double with a built-in mirrored wardrobe. A feature bay window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

This apartment simply must be viewed!

Features

- One bedroom ground floor apartment
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Ground Source Heating
- Lift to all floors
- Stunning communal gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service charge (Year Ending 30th November 2026): £3,013.26 per annum.

Ground rent: £823.27 per annum. To be reviewed March 2032.

Council Tax: Band C

999 year Lease commencing 2019

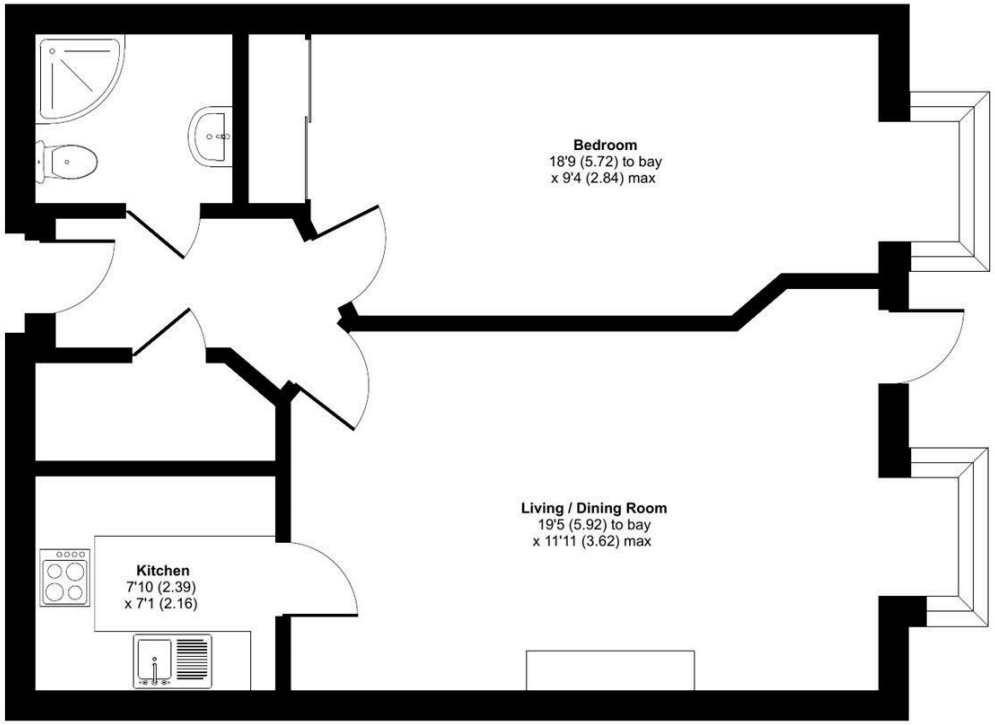
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal and apartment heating via Ground Source, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 622 sq ft / 57.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1482171

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

0800 077 8717

sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists