



Asking Price £340,000 Leasehold

2 Bedroom, Apartment - Retirement

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



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

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Alexandra Lodge

Alexandra Lodge is an attractive development of 57 one and two bedroom retirement apartments located in 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 has a variety of shops, both local Independents and High Street chains including a Co-Operative supermarket, Post Office, WH Smith, a number of High Street banks and a small garden centre. The St Mary's shopping centre and market square located just off the High Street are home to a number of cafes and restaurants as well as a local butchers and greengrocers. Additionally the Thornbury Health Centre, Lloyds Pharmacy and a health food shop are found in the town centre with a dental surgery less than five hundred yards away.

It offers 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. There is free parking within the town, both long and short stay. 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 of 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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH TWO JULIET BALCONIES

Welcome to Alexandra Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is presented in good order throughout and is conveniently located near the stairs providing easy access.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A french door opens to a Juliet balcony providing garden views.

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, washer/dryer, fridge and frost-free freezer. Windows provide light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe and additional storage cupboard. There is plenty of space for additional bedroom furniture if required. A french door opens to a Juliet Balcony and keeps this lovely bedroom bright and light.

An En-suite offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room is currently being used as a separate dining room but could also be used as a study or hobby room.

The Bathroom, located off the Hallway offers a bath tub with overhead shower and handrail, a WC and wash basin with vanity unit beneath.

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

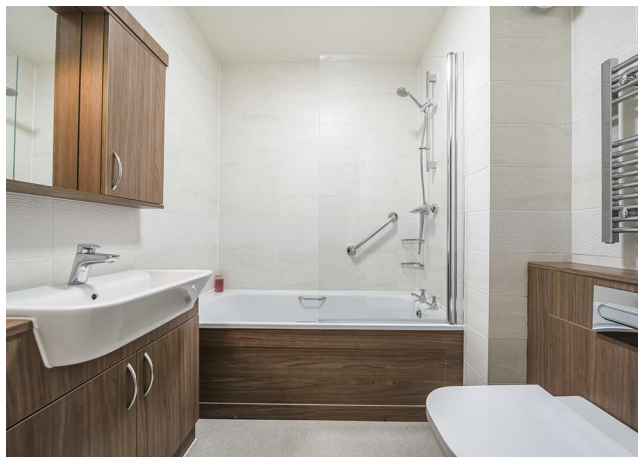
This apartment simply must be viewed!

Call us today to book your viewing at Alexandra Lodge!



Features

- Two bedroom two bathroom first floor apartment
- Two Juliet Balconies
- Overlooks the communal gardens
- Owners' lounge & kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- 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
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



Key Information

Service charge (Year Ending 30th November 2025)
£4,633.43 per annum.

Ground rent: £625 per annum. To be reviewed April 2026.

Council Tax: Band D

999 year Lease commencing 2019

Please check regarding Pets with 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.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

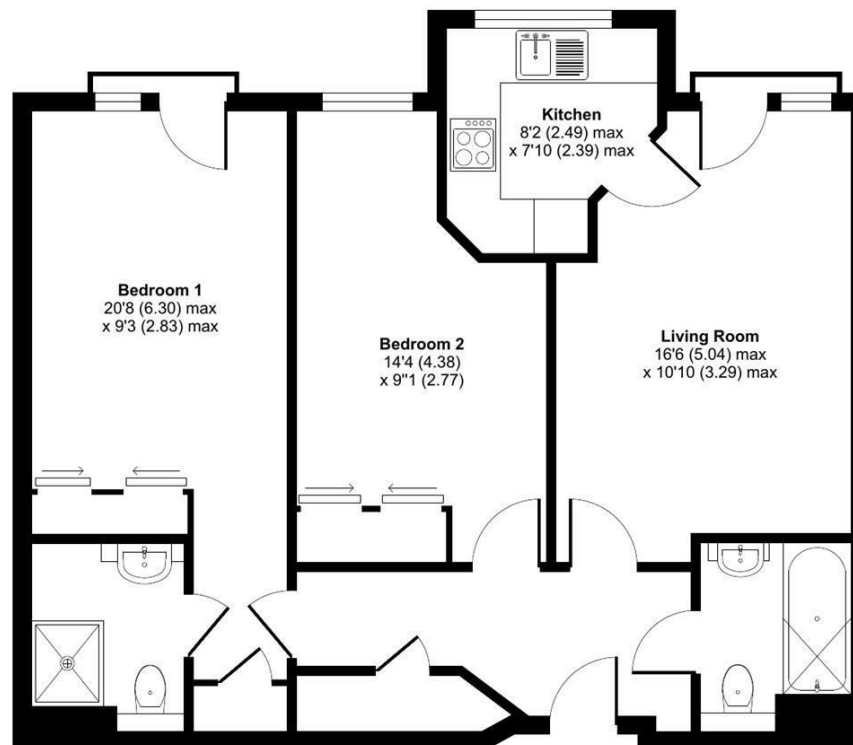
EPC Rating: B


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.

Approximate Area = 695 sq ft / 64.5 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). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1268358



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