

9 Alfred Lodge

Rax Lane Bridport Dorset
DT6 3JL



Guide Price £210,000 Leasehold

A south-facing and beautifully appointed 1-bed retirement apartment with direct access off the ground floor just off the residents' lounge within Bridport town centre, with communal patio, gardens and parking



SITUATION: Alfred Lodge was built on the site of the former Magistrates Court adjoining the Millenium Green with direct walk into the town centre and with immediate access onto the scenic, woodland public walkway over Coneygar Hill which forms the backdrop. The site is tucked away just a few minutes' level walk away from the centre of Bridport in a quiet and secluded setting and shielded from main road noise.

No 9 lies just off the ground floor corridor and is directly south-facing enjoying good natural light. It has a Juliet balcony off the lounge which lies on the first floor as the property is built into the hillside and there are westerly views to distant hills to be enjoyed. This apartment is considered to be one of the most-sought after in the development for accessibility to the town centre and outlook.

The vibrant town centre of Bridport offers a lovely retirement lifestyle with its mainly independent shops, Art Centre, Electric Palace theatre/cinema, Leisure Centre with indoor swimming pool, vintage and artists' quadrant, medical centre, dentists' practices and wide range of clubs and organisations to suit most leisure interests including U3A groups. The town is also blessed with many Church organisations and a wide variety of eateries to suit most cultures. The central Bucky Doo Square also hosts many bands, charity events and festivals all year round.

The coast at West Bay lies some 2 miles to the south with its fishing/boating harbour, beaches, wide variety of water sports and access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY comprises a ground floor/partially first floor apartment within a complex of 26 one and two bedroom retirement flats for those over 60 (with any second Owner over the age of 55) and pets are allowed subject to Management approval. This complex was built in 2017 and has modern facilities and provisions including a communal mobility scooter store, residents' communal gardens and patio and a parking area.

No 9 enjoys a fine location within the complex facing due south and is presented in excellent order throughout. There is a Lodge Manager available 5 days a week to keep the development in perfect shape as well as arranging many regular events in the social lounge ranging from coffee mornings to games afternoons. There is a Careline system installed for out of office hours, an intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout the development.

There is a Guest Suite available for friends and family and an entitlement to use of the Guest Suites at all Churchill Living developments both local and nationally.

No 9 is in particularly good decorative order and well presented and could be moved into immediately, with contents available by separate negotiation if required and there is no forward chain.

DIRECTIONS: From the centre of Bridport, walk east along East Street and take the first turning left into Downes Street. Proceed to the junction with Rax Lane and proceed straight across to the Millenium Green and the Mountfield Council Offices. Bear left to the Alfred Lodge Complex and the entrance will be seen immediately to the east.

THE ACCOMMODATION comprises the following:

Secure entrance door opening to an ENTRANCE HALL with double doors opening into the RESIDENTS' COMMUNAL LOUNGE off which there is a door to a passageway accessing the flats.

The private entrance door to Flat 9 is located on the left-hand side with the lift and stairs just a little further off this passageway.

PRIVATE ENTRANCE TO NO 9 opening to an ENTRANCE HALL with large built-in storage cupboard off.

LIVING/DINING ROOM with feature fireplace fitted with a modern electric fire in an attractive surround. A mainly-glazed French door opens to a Juliet balcony with side window and glazed pane for additional light offering potential for sitting out.

KITCHEN well fitted with modern wall cupboards and base cupboards and drawers with work surfaces incorporating a 4-ring electric hob with cooker hood over, a single drainer stainless steel sink unit with mixer tap, a built-in waist-height oven in cupboard housing, washer/dryer and fridge/freezer. Concealed ceiling downlighters and tiled splashbacks to compliment.

BEDROOM 1: A double bedroom with a built-in double, mirror-doored wardrobe cupboard and a window to the south.

SHOWER ROOM with curved shower cubicle with shower and handrail fitted, pedestal wash basin and toilet as well as a heated towel rail. Medicine cupboard over sink with light/shaver point above.

THE PHOTO OF THE TWIN BEDDED ROOM IS THE GUEST SUITE AT ALFRED COURT.

OUTSIDE

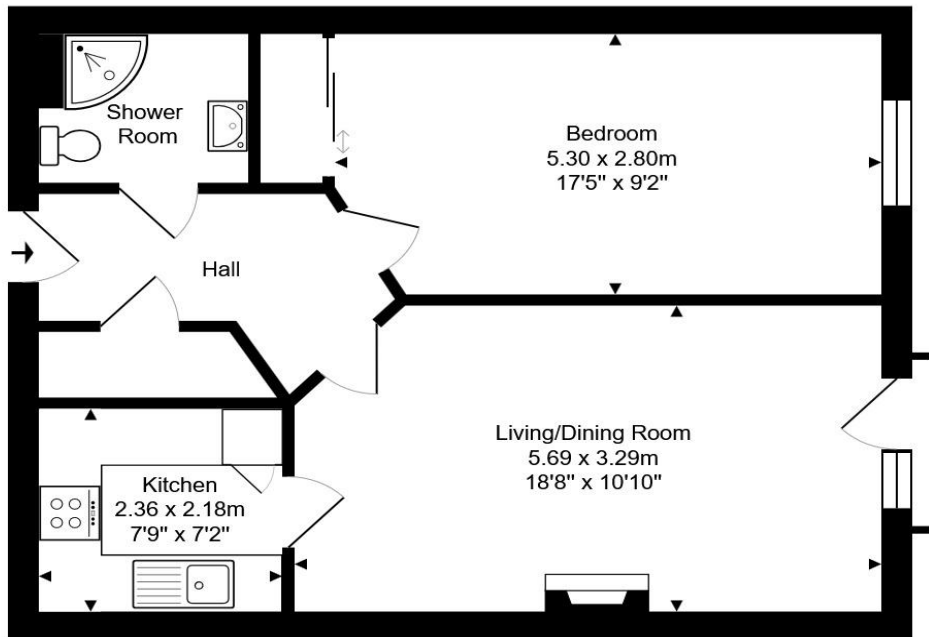
There are delightful well-stocked communal gardens to the south and west with a RESIDENTS' PATIO and SEATING AREA on the north side surrounded by colourful herbaceous borders providing a lovely backdrop. There is also an adjoining RESIDENTS' PARKING AREA and a MOBILITY SCOOTER open car port.

SERVICES: Mains water, electricity and drainage. Ground-source heating and hot water. Council Tax Band 'C'.

TENURE: 125 Lease commencing 2017. Ground rent £814.78 per annum. Service Charge year ending May 2026 £4,388.90 per annum and includes Careline system, apartment electricity, ground source heating and hot water, buildings' insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

TC/CC/KEA260033/200426

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 50.7 m² ... 546 ft²
Not to scale. Measurements are approximate and for guidance only.



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