

17 Alexandra Court

Alexandra Road Bridport Dorset
DT6 5QP



Guide Price £149,500 Leasehold

A modern, purpose-built 2 bed first floor flat affording scope for cosmetic improvement with communal garden area, designated and visitors' parking within easy walk of the town centre. No forward chain.



SITUATION: The property lies within the Alexandra Court development which comprises a mixture of flats and small houses grouped around a central parking area just off Alexandra Road. The location enjoys excellent facilities close by, including a corner shop, primary school, leisure centre with indoor swimming pool, football club, Morrisons supermarket and a recreational ground with walkway into South Street and easy access onto footpaths to the coast at West Bay and to Eype.

THE PROPERTY comprises a first floor flat within a 3 storey block built in the 1990's of brick and timber-frame with brick elevations under a concrete tiled roof.

The accommodation is spacious and light and well designed with some charming features. It benefits from a modern gas-fired combi boiler, a designated parking space and visitors' spaces and small communal garden areas.

THE ACCOMMODATION comprises the following:

The communal front entrance door is reached by outside steps with handrail down from the lane/pavement, with entry system, and opens to a

COMMUNAL ENTRANCE HALL with mail boxes and staircase rising to the first floor landing. An enclosed shared **LOBBY** provides access to this property and one other, both having automatic lighting features. The door on the right opens to No 17:

PRIVATE ENTRANCE HALL which has a small arched display feature and door entry system. Built-in airing cupboard with heater fitted. Reinforced glazed doors with side panels open to the:

LIVING/DINING ROOM which has a large window to the east looking to the trees between the development and the school. Arched alcove fitted with display shelving, dado rail. Archway through to:

GALLEY-STYLE KITCHEN with range of fitted wall cupboards and base cupboards and drawers with work surfaces incorporating a sink unit, a free-standing gas cooker, plumbing for washing machine and space for upright fridge-freezer. Window to the east with blind fitted.

DOUBLE BEDROOM 1 with window to the west and a passageway/dressing area fitted with a double, sliding mirror-doored wardrobe and with a wash basin fitted in a mirrored recess with strip light over and cupboards under.

BEDROOM 2/OFFICE with window to the west and built-in wardrobe.

BATHROOM with panelled bath with Mira shower over, basin and toilet in cupboard housing. Built-in cupboard housing the modern gas-fired combi boiler.

OUTSIDE: There are small lawned **COMMUNAL GARDENS** for sitting out if desired and with washing lines and adjoining dustbin storage area. There is a **DESIGNATED PARKING SPACE** and additional visitor spaces.

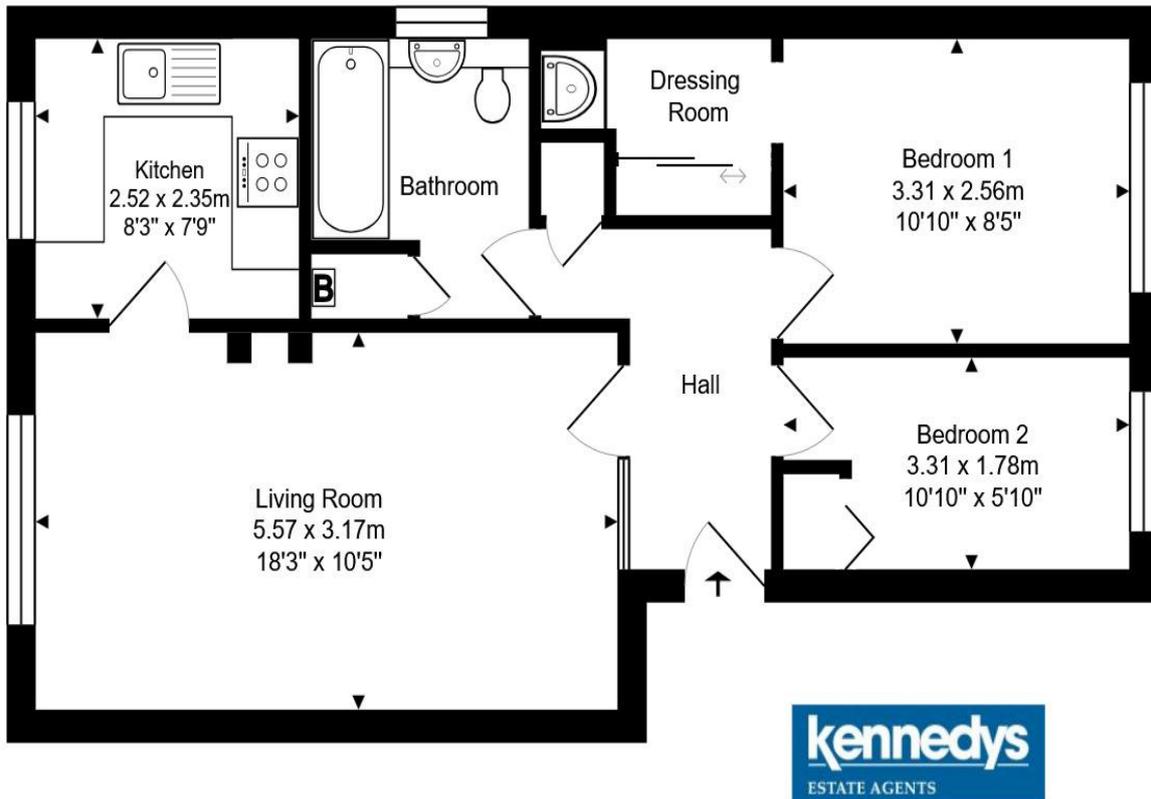
TENURE: We understand that the property has recently been upgraded with a 999-year lease/share of freehold.

OUTGOINGS: There is a service charge of £415 per quarter to Chesil Court Management Company Ltd.

SERVICES: All mains services are connected. Mains gas combi-boiler for central heating and hot water installed in September 2025. Council Tax Band 'B'. Broadband and mobile coverage - see Ofcom website for up-to-date information.

TC/LL/1441/220126

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 53.2 m² ... 573 ft²
Not to scale. Measurements are approximate and for guidance only.



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