



14 Alfred Lodge





# 14 Alfred Lodge

Rax Lane, Bridport, Dorset DT6 3JL

Bridport Town Centre. West Bay 2 miles. Dorchester 15 miles.

A spacious, luxury two-bedroom ground floor apartment in a prestigious development, very close to Bridport town centre.

- Generous living accommodation
- Living room with Juliet balcony
- Shower room/ WC and cloakroom
- Parking
- Over 60's living
- 2 Double bedrooms
- Well-appointed kitchen
- Communal grounds and gardens
- Excellent facilities
- Lease 125 years from 2017 / Council Tax Band D. EPC B.

## Offers Over £280,000

### THE PROPERTY

14 Alfred Lodge is a larger than average two bedroom ground floor apartment, conveniently located in this excellent position. This high quality development of retirement apartments were built by Churchill in 2017, situated in the town centre yet offers a tucked away and private location.

The property is approached via Mountfield grounds and gardens, which offers a tranquil approach and gives a degree of separation from the surrounding market town.

Alfred Lodge offers excellent resident facilities including owners' lounge, guest suite, landscaped communal gardens and car parking facilities (subject to availability). The accommodation comprises a large reception hall, double aspect living room with Juliet balcony enjoying town and country views, well appointed kitchen with comprehensive built-in appliances, shower room with walk-in shower and a separate cloakroom.





## OUTSIDE

Resident and guest parking.

Well-tended communal grounds with seating areas.

## SITUATION

Alfred Lodge is ideally located within just a short walk to the town centre. Bridport is a thriving and historic market town with a twice weekly market, excellent shopping, business and leisure facilities. Lovely woodland and riverside walks are very nearby. West Bay and the stunning Jurassic Coast is within only a few miles.

## SERVICES

Mains electricity, water and drainage. Electric heating.  
Broadband - Standard up to 18Mbps and Superfast up to 76Mbps.  
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.  
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## TENURE AND SERVICE CHARGE

125 Year Lease from 2017

Service Charge - £2879.20 half yearly

Ground Rent - £312.50 half yearly

## VIEWINGS

Strictly by appointment with Stags Bridport

## DIRECTIONS

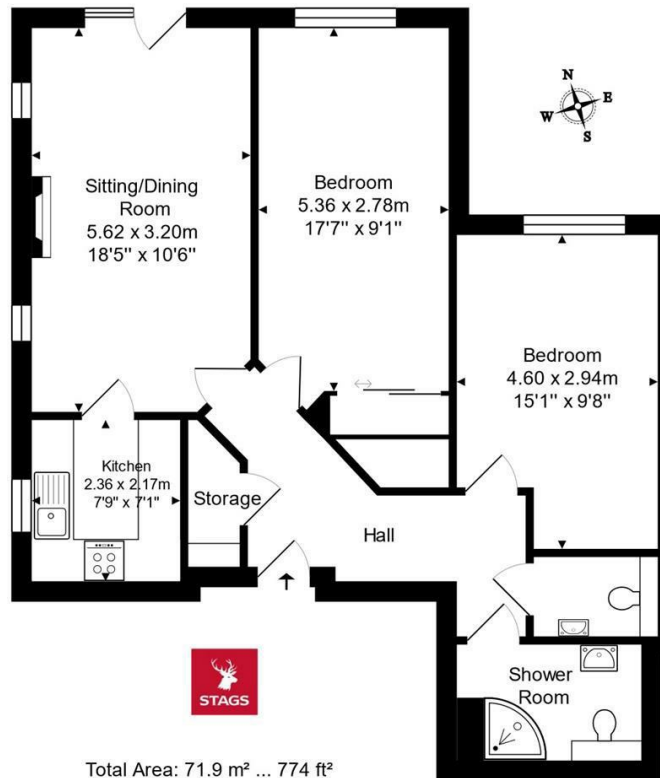
Walking - From Stags Bridport office, proceed to the Town Hall and turn right into East Street. Take the 1st left into Downes Street and at the top crossover into Mountfield. Alfred Lodge can be seen at the far end.

Driving - From the Stags office, proceed to the Town Hall and turn left at the traffic lights. Take the first right up Victoria Grove pass the car garage take the next right then Alfred lodge can be seen at far end.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01380 428001 or via email at [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk).





Total Area: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>  
 Not to scale. Measurements are  
 approximate and for guidance only.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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