

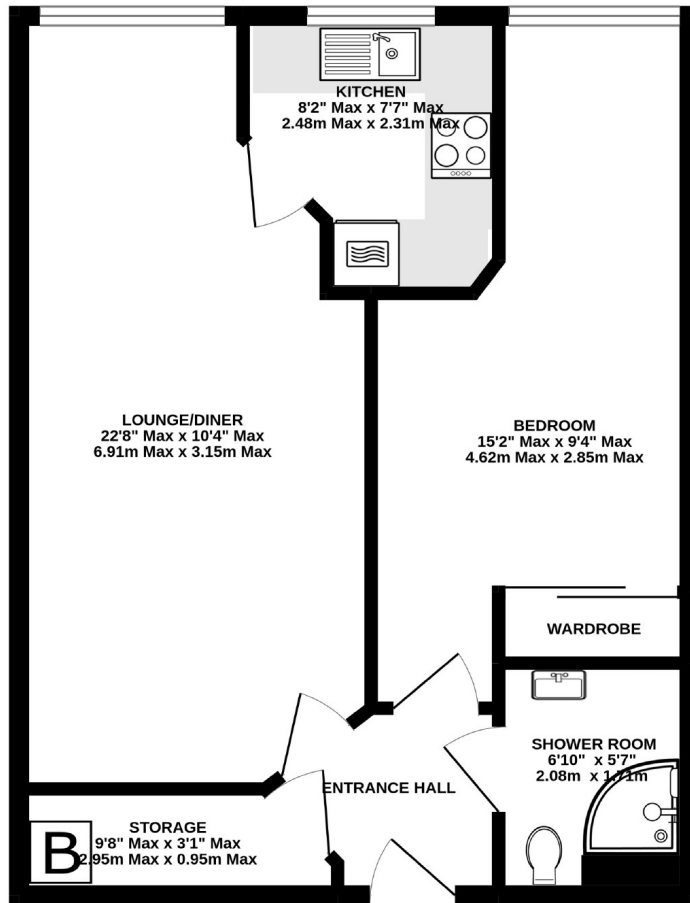


**Henleaze - £249,995**

1 bed apartment - retirement  
26 Amelia Lodge, BS9 4AS



1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Ocean Westbury on Trym present this beautiful modern retirement apartment (over 60s) to the BS9 market in an enviable position ideal for both the village of Westbury on Trym and Henleaze Road shops. The apartment is being sold with no onward chain.

The accommodation is spacious and welcoming consisting entrance hall, useful storage room/area, lounge/diner, a separate kitchen with integrated appliances, double bedroom with fitted wardrobes and a pleasant shower room.

There is a Lodge Manager who is onsite regularly to support the owners and manage the development, there are many regular events in the communal Lounge; including coffee mornings and games afternoons. There is also a guest room that is available for friends & relatives to stay in at a cost (the lodge manager will have the prices).

For peace of mind, the apartment has an emergency Careline system installed which is monitored by the onsite Lodge Manager during the day and 24hrs, 365 days a year by the Careline team. The system has an integrated intruder alarm, secure video entry system and fire and smoke detection systems throughout the apartment & communal areas.

Material information - Amelia Lodge is managed by Churchill estates management.125 year lease commencing 2016, service charge is £2,859.94 per annum (year ending 31st May 2023) this includes Careline system, building insurance, air source heating, water & sewerage rates, communal cleaning, utilities, garden & lift maintenance, Lodge Manager and a contribution to the contingency fund. Ground rent is £575.00 per annum (to be reviewed May 2023) Upon selling the property a 1% contribution of the final selling price to the contingency fund is payable by the seller upon completion of the sale.



### Westbury on Trym Office

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Search: [oceanhome.co.uk](http://oceanhome.co.uk)

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.