

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



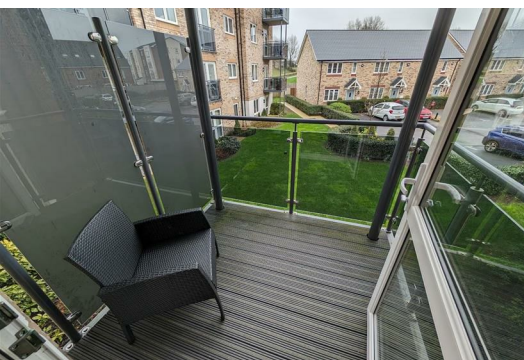
## Trewin Lodge

Yate, BS37 4FX

£355,000



This lovely spacious two bedroom first floor apartment has the added advantage of a balcony. The accommodation offers an entrance hall, lounge/diner, fitted kitchen, a cloakroom, a shower room a master bedroom with walk in wardrobe and further bedroom. Further benefits are electric heating, double glazing and communal gardens. No Chain!



## OVERVIEW

EXCLUSIVELY FOR THE OVER 60s.

A beautiful collection of one and two bedroom independent lifestyle apartments in Yate. Discover Trewin Lodge now.

## ABOUT THE APARTMENT

This beautiful apartment comes with a fully fitted kitchen, spacious living room, separate shower room and a large bedroom.

The kitchen has been designed for practicality, with a fitted fridge/freezer and a waist-height oven to save bending down. There's also an integral washer/dryer fitted. The bedroom comes complete with fitted wardrobes as well as TV and telephone points, with even the smallest details considered.

## ABOUT THE DEVELOPMENT

Trewin Lodge is located in the heart of Yate just 500 yards from The Yate Shopping Centre and a short, level walk to the town centre, meaning everything you need is practically on the doorstep.

Adjacent to the shopping centre is the library, several doctors' surgeries and a leisure centre - ideal for keeping fit. Opposite the main centre is the Riverside shopping complex which benefits from a six-screen Cineworld cinema, seven restaurants and three shops.

Yate has several parks and many areas of green, open space close by. A little further afield the surrounding countryside makes the area ideal for relaxed, weekend walks or cycle rides. Popular local attractions include Dyrham Park, a late 17th-century mansion and deer park and Lower Wood Reserve, 700 acres of ancient oakwood and grassland.

## SOCIAL AND COMMUNAL LIFESTYLE

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

## SAFETY AND SECURITY

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour support system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

## ABOUT THE APARTMENT

A beautiful collection of one and two bedroom retirement apartments in Yate.

## ENTRANCE HALL

Entrance door, electric heater, storage cupboard.

## LOUNGE/DINER 18'6" x 9'8" (5.64m x 2.95m)

Double glazed window to rear, double glazed door to balcony, electric fire in feature fire surround.

## KITCHEN 8'2" x 7'10" (2.49m x 2.39m)

Kitchens are tiled with colour-coordinated worktops, and come fully fitted with a waist-height oven, hob, hood and fridge/freezer.

## SHOWER ROOM

Double shower cubicle, wash hand basin, W/C, bathroom cabinet.

## MASTER BEDROOM 14'7" max x 12'0" (irregular shape) (4.45m max x 3.66m (irregular shape))

Double glazed window, walk in wardrobe, electric heater.

## BEDROOM TWO 10'2" x 8'10" (3.10m x 2.69m)

Double glazed window, mirrored wardrobes, electric heater.

## COMMUNAL GARDENS

Communal gardens.

## FACILITIES

The development will have the following specification: Fitted kitchen with built in oven, hob, fridge/freezer and washer/dryer, Fitted and tiled shower room, Easy-turn lever taps, Heated towel rail in shower room, Fitted mirror wardrobe to main bedroom, Illuminated light switches, Double glazed windows, Lodge Manager camera entry system, 24 hour Careline support system intruder alarm system, Energy efficient and economical heating, Lift to all floors, Constructed to NHBC standards.

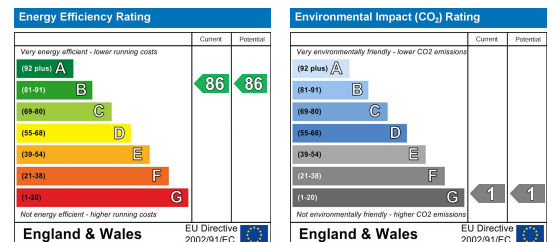
## AGENTS NOTE

There is a service charge with this property of £4,692.42 per annum

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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