



Asking Price £350,000 Leasehold

2 Bedroom, Apartment - Retirement

11, Amelia Lodge Henleaze Terrace, Henleaze, Bristol, Bristol, BS9 4AS

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Churchill
Sales & Lettings
Retirement Property Specialists

Amelia Lodge

Amelia Lodge is a stylish development of 33 one and two-bedroom retirement apartments, situated in the exclusive Bristol suburb of Henleaze. The Lodge has a super-efficient air source heat pump, which warms both the lodge and the apartments. The cost of this is included in the service charge.

Amelia Lodge is ideally located close to all local amenities. It is just a short walk to Henleaze Road, with its wide selection of both independent and specialist stores, including butchers, bakers and delicatessen, all providing locally sourced food.

Henleaze is well served by public transport, with frequent bus services to Bristol. By road, the A38 from the South, and the M32 from the North are the main roads to the city of Bristol, and by rail Bristol is at the hub of the national rail network in the West of England; First Great Western and other major train operators run local, regional and inter-city services from Bristol Temple Meads and Bristol Parkway Station. Bristol International Airport offers extensive flights both to domestic and worldwide destinations.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Amelia Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Amelia Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Amelia Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. There is also a useful storage cupboard.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a separate Cloakroom and two further storage cupboards located in the hallway.



Features

- Two bedroom ground floor retirement apartment
- Separate Cloakroom
- No forward chain
- Good decorative order
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2024):
£5,951.52 per annum.

Ground rent £625.00 per annum. To be reviewed
May 2030.

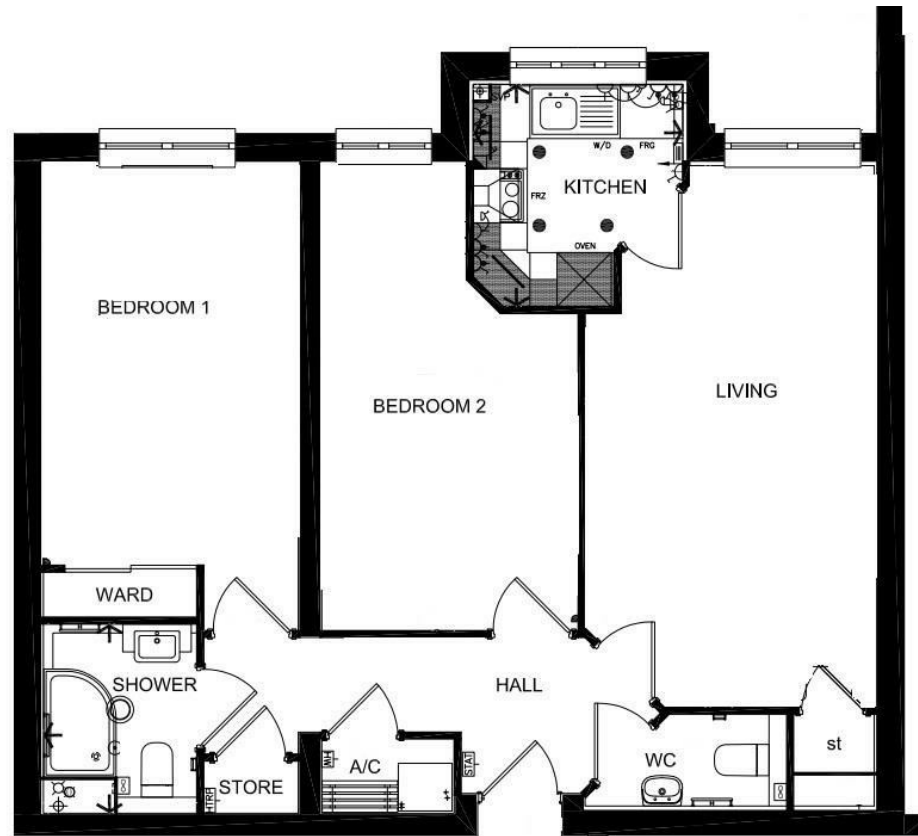
Council Tax Band D

125 year Lease commencing 2016

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, air source heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: B

Living	Width 10'-6" [3205] max	Length 19'-9" [6010] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Shower Room	Width 5'-7" [1700] max	Length 6'-11" [2100] max
Bedroom 1	Width 9'-3" [2825] max	Length 16'-11" [5160] max
Bedroom 2	Width 9'-4" [2845] max	Length 16'-11" [5160] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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