



Asking Price £130,000 Leasehold

1 Bedroom, Apartment - Retirement

57, Concorde Lodge Southmead Road, Filton, Bristol, BS34 7DR

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

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Sales & Lettings
Retirement Property Specialists

Concorde Lodge

Concorde Lodge is a development of 65 one and two bedroom retirement apartments in Filton, a town with a long history linked to the aerospace industry.

The town boasts two main shopping areas, The Shield Centre and Abbey Wood Retail Park, both offering a good selection of shops and amenities catering for every need. Filton Sports and Leisure centre includes a swimming pool, badminton and squash courts and Filton golf club is a beautiful parkland 9-hole course.

Local transport is excellent with Local buses around and across nearby towns, train services connecting to the UK's main lines and Bristol Airport nearby for international travel.

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.

Concorde 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.

Concorde 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.

Concorde 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 pleased to be marketing this one bedroom second floor apartment. The property is in good decorative order and conveniently located for the lift.

The Lounge offers ample space for living and dining room furniture.

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 and a freezer. A window allows for light and ventilation.

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

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 useful storage cupboard located in the hallway.



Features

- One bedroom second floor retirement apartment
- Good decorative order
- Convenient for lift
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Great location close to the town centre & excellent transport links
- 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):
£2,861.04 per annum.

Ground Rent: £640.74 per annum. To be reviewed
in April 2026

Council Tax: Band B

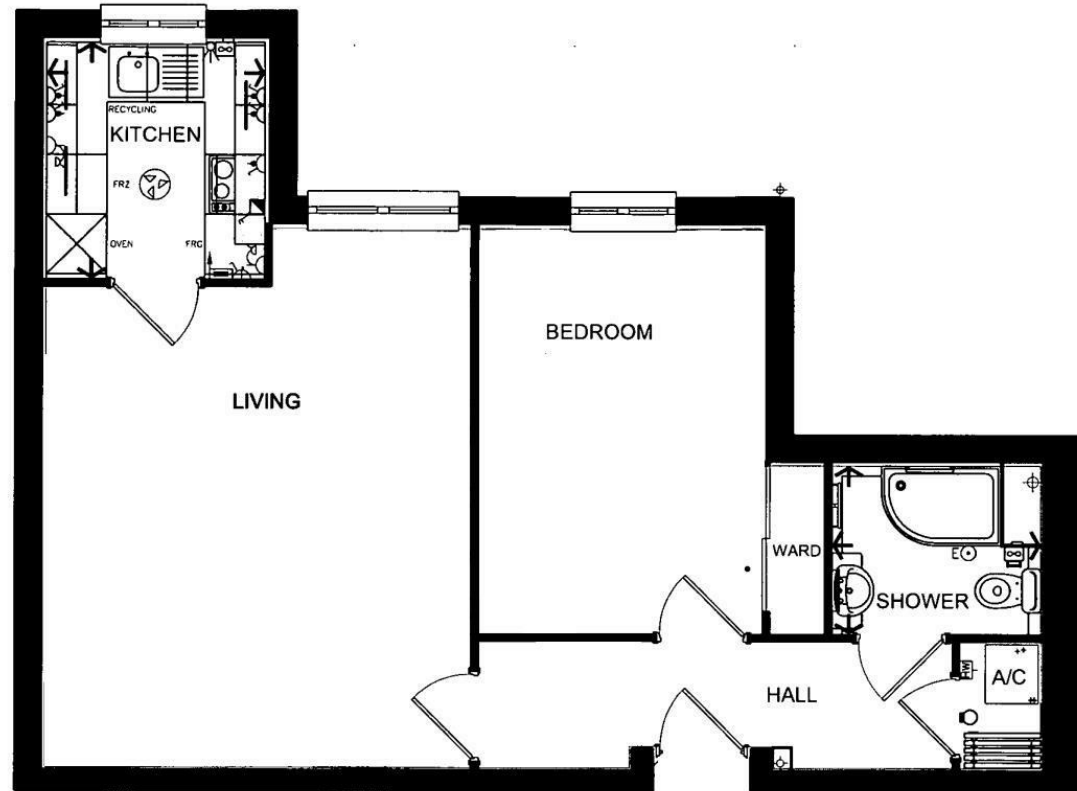
125-year lease commencing 2012

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, water and sewerage rates, Air Source Heating, 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: C



Living	Width 13'-11" [4250] max	Length 17'-9" [5420] max
Kitchen	Width 7'-2" [2180] max	Length 7'-10" [2380] max
Shower Room	Width 6'-11" [2100] max	Length 5'-7" [1695] max
Bedroom	Width 9'-4" [2840] max	Length 13'-4" [4070] 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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