



Asking Price £264,950 Leasehold

1 Bedroom, Apartment - Retirement

12, Trewin Lodge Normandy Drive, Yate, Bristol, BS37 4FX

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

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Retirement Property Specialists

Trewin Lodge

Trewin Lodge is a stunning development of 65 one and two-bedroom retirement apartments in Yate and is well located for the town centre. Yate Shopping Centre is just 500 yards away and provides excellent shopping as well as hairdressers, banks, pharmacies, coffee shops and a Post Office.

Adjacent to the shopping centre is the library, several doctors' surgeries and a leisure centre whilst opposite the main centre is the Riverside Shopping Complex, benefitting from a six-screen Cineworld cinema, seven restaurants and stores. Within a mile of Trewin Lodge is the picturesque medieval market town of Chipping Sodbury with cafes, pubs, restaurants and independent shops. Yate has several parks and many green open spaces close by whilst the surrounding countryside is ideal for walking or cycling.

Yate is eleven miles north of Bristol and benefits from excellent motorway connections with both the M4 and M5, regular bus routes to local towns and a railway station, which is on the main Bristol to Birmingham line.

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 Living developments across the country. Prices are available from the Lodge Manager.

Trewin 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. A 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.

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

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



Property Overview

Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment overlooking the communal garden with Patio area. The property has been re-decorated and re-carpeted and offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture. A door opens onto the Patio area.

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 frost-free freezer and washer/ dryer.

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

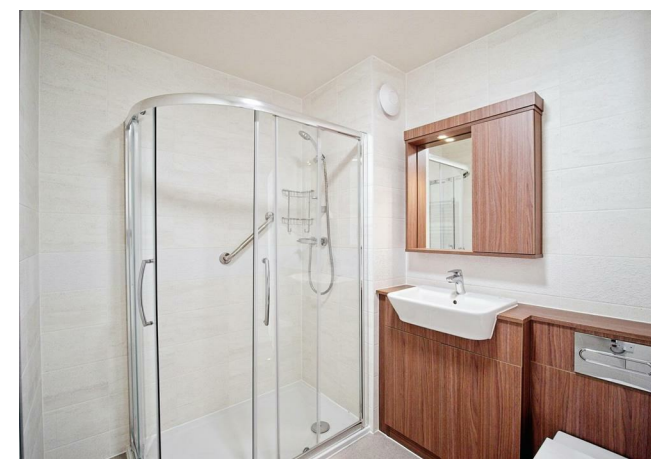
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom ground floor retirement apartment
- Patio area overlooking the communal gardens
- Re-decorated and re-carpeted throughout
- Walk-in wardrobe to Bedroom
- Lodge Manager available 5 days a week
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- 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 Living developments across the country.



Key Information

Service Charge (Year ending 30th November 2024) £2,718.53 per annum.

Ground rent £575.00 per annum. Next review date March 2030.

Council Tax Band TBC

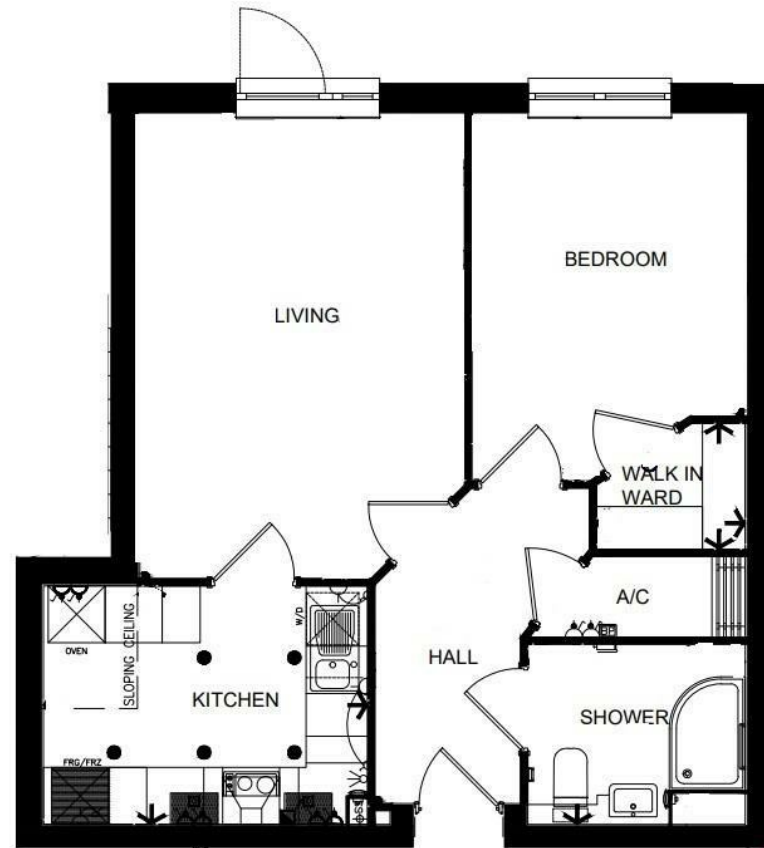
999 year Lease commencing March 2020

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, communal cleaning, Ground Source heating, 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



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|------------------|-------|---------------|-----|--------|---------------|-----|
| Living | Width | 11'-3" [3420] | max | Length | 16'-0" [4865] | max |
| Kitchen | Width | 11'-2" [3415] | max | Length | 8'-3" [2515] | max |
| Shower Room | Width | 6'-3" [1900] | max | Length | 7'-6" [2290] | max |
| Walk in Wardrobe | Width | 5'-2" [1565] | max | Length | 4'-4" [1330] | max |
| Bedroom | Width | 9'-5" [2860] | max | Length | 12'-7" [3835] | 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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