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Asking Price £245,000 Leasehold

2 Bedroom, Apartment - Retirement

18, Peacock Lodge 41 Manor Road, Fishponds, Bristol, BS16 2HX

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Peacock Lodge

Peacock Lodge is a beautiful development of 28 one and two bedroom retirement apartments located in the town of Fishponds. A beautiful and perfectly positioned retirement development, Peacock Lodge is ideally situated within a 5 minute, level-walking distance to the bustling town centre, where you can indulge in stylish independent shopping, cafes, restaurants and it is short drive to Snuff Mills community gardens and river.

There are regular bus services 2 minutes' walk away, making it easy and convenient to visit the town centre.

The Lodge manager is on hand to support the owners and keep the development in perfect shape.

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.

The 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 secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Peacock 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.

Peacock 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 two bedroom first floor apartment overlooking the communal garden. The property is conveniently located for the lift and is presented in good order.

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 and space for a fridge/freezer. 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 separate Dining Room, 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 the apartment are two useful storage cupboards located in the hallway.



# Features

- Two bedroom first floor retirement apartment
- No onward chain
- Good decorative order
- Overlooks communal gardens
- Lodge Manager available 5 days a week
- 24 Hour Careline facility for safety and security
- Beautifully landscaped gardens
- Owners private car parking and visitors parking off the road
- Fully equipped laundry room
- 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):  
£5,273.26 per annum.

Approximate Area = 729 sq ft / 67.7 sq m  
For identification only - Not to scale

Ground Rent: ££958.02 per annum. To be reviewed  
in October 2029

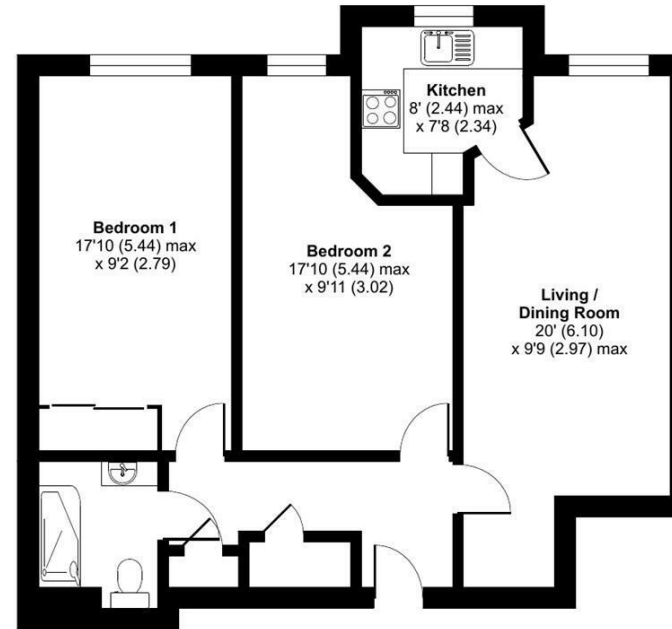
Council Tax Band D

125 year Lease commencing 2008

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, 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: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1130059

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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