



£330,000 Leasehold

2 Bedroom, Apartment - Retirement

5, Grace Lodge Rock Street, Thornbury, Bristol, BS35 2FP

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Grace Lodge

Situated in the market town of Thornbury just 12 miles North of Bristol, Grace Lodge is a delightful development of 36 one and two bedroom apartments. Grace Lodge is named after W.G Grace, the outstanding cricketer and Doctor, who played cricket for Thornbury. The Elderly Accommodation Counsel (EAC) has awarded Grace Lodge the Bronze award for best retirement housing schemes for 2019.

Grace Lodge is ideally located for all Thornbury has to offer. It is next to Turnberries Community Centre which has a wide variety of classes and clubs. The Doctor's surgery is just across the street on St Marys Road and the main pedestrianised high street and shopping centre are a short walk away. The town has a number of coffee shops and eating out options with a Farmers market twice a month.

Buses to Bristol and other surrounding towns and villages can be caught from Rock Street. Thornbury is well connected by road with the M5 approximately 6 miles away as is the M48 which connects Thornbury to Wales. The closest train station is Bristol Parkway which has fast services to London Paddington. Bristol Parkway station is a 20 minute taxi ride away.

Grace Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Grace 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.

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

Grace 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 ground floor apartment with Patio area. 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 a useful storage cupboard and a door opens onto the Patio.

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.

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



Features

- Two bedroom ground floor retirement apartment with Patio
- Separate Cloakroom
- Good decorative order
- No forward chain
- 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 2025)
£4,950.37 per annum.

Approximate Area = 714 sq ft / 66.3 sq m
For identification only - Not to scale

Ground Rent: £759.72 per annum. To be reviewed
March 2029

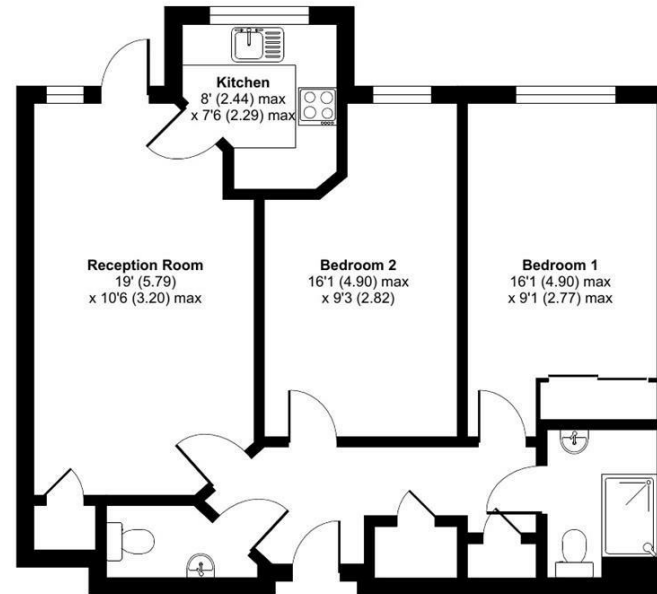
Council Tax: Band D

125 year Lease commencing 2015

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.

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: 1140881

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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