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Asking Price £159,500 Leasehold

1 Bedroom, Apartment - Retirement

28, St Peter's Lodge 121a High Street, Portishead, Bristol, BS20 6PJ

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# St Peter's Lodge

St Peter's Lodge is a development of 54, one and two bedroom apartments located in the town centre of Portishead. All the essential amenities are within walking distance and the Marina is just half a mile away. Bristol City Centre is less than 10 miles away.

Local transport is excellent with regular buses into and around the neighbouring towns. 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.

St Peter's 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.

St Peter's 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.

St Peter's 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 one bedroom first floor apartment. The property offers well proportioned accommodation throughout and is presented in good order.

The Lounge is a good-sized room which has ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround. A window provides natural light along with views of the gardens.

The Kitchen, which is accessed via the Lounge, offers a range of colour co-ordinated eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4-ring electric hob, fridge and freezer. A window provide light and ventilation.

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

The Shower room offers a good-sized shower cubicle with shower chair, a WC and wash hand basin with vanity unit beneath.

Perfectly complimenting this lovely apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at St Peters Lodge!



# Features

- One bedroom first floor apartment
- 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
- 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.
- Owners private car park
- Great location close to the town centre & excellent transport links



# Key Information

Service Charge (Year ending 31st August 2025):  
£2,896.50 per annum.

Ground Rent: £604.36 per annum. To be reviewed  
September 2025.

Council Tax Band C

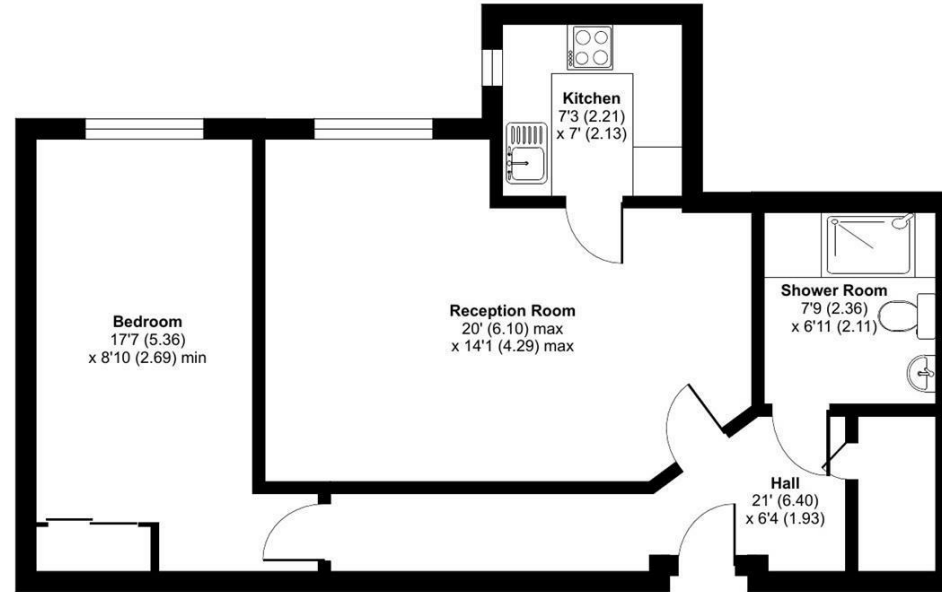
125 year Lease commencing 2004

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, 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.

Approximate Area = 648 sq ft / 60.2 sq m  
For identification only - Not to scale



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: 1182644

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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