





# Normandy Drive, Yate, BS37

£225,000



Situated at the beginning of Normandy Drive, Yate, this modern ground floor retirement apartment presents a wonderful opportunity for comfortable living. Constructed in 2020, the flat spans an inviting 560 square feet, making it an ideal choice for those seeking a manageable yet stylish home. As you step inside, you are welcomed by a charming entrance hallway, which features a telecom entry system and a handy storage cupboard. The spacious lounge/diner is a standout feature, perfect for enjoying the outdoors. The contemporary kitchen is fitted with built-in appliances, making cooking and entertaining a pleasure. The apartment includes one generously sized bedroom, complete with a walk-in wardrobe that provides ample storage for your belongings. The shower room is both stylish and practical, catering to all your daily needs. Residents of Trewin Lodge enjoy access to communal facilities and the support of a dedicated house manager, fostering a strong sense of community and security. This property is offered for sale with no upward chain, ensuring a smooth and straightforward purchasing process. With its close proximity to local amenities, this apartment not only offers a comfortable living space but also the convenience of nearby shops and services. Whether you are looking to downsize or seeking a peaceful retirement retreat, this delightful apartment is sure to impress. Do not miss the chance to make this charming property your new home.





Entrance Hallway  
Walk in cupboard, doors into

Lounge/Diner 19'6"x 11'2"  
Double glazed window, Tv point, electric feature fireplace, electric panelled heater, door into

Kitchen 8'11" x 6'1"  
Range of matching wall, drawer and base units with under lighting and work surface over, stainless steel sink unit with mixer tap over, part tiled walls, built in electric oven, electric hob with extractor hood over, integrated appliances to include fridge/freezer and washing machine.

Bedroom 18'0" x 9'6"  
Double glazed window, panelled heater, walk in wardrobe with light.

Shower Room  
Modern suite comprising tiled shower cubicle, vanity wash hand basin with mirrored cupboard above, concealed cistern WC, heated towel rail, extractor fan.

Agents Note One  
Please note floor plan shows how furniture could look for illustration purposes only.

Trewin Lodge  
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.

Service Charge (Year ending 30th November 2026) £2,764 per annum.

Ground rent £575 per annum. Ground rent review date March 2030.

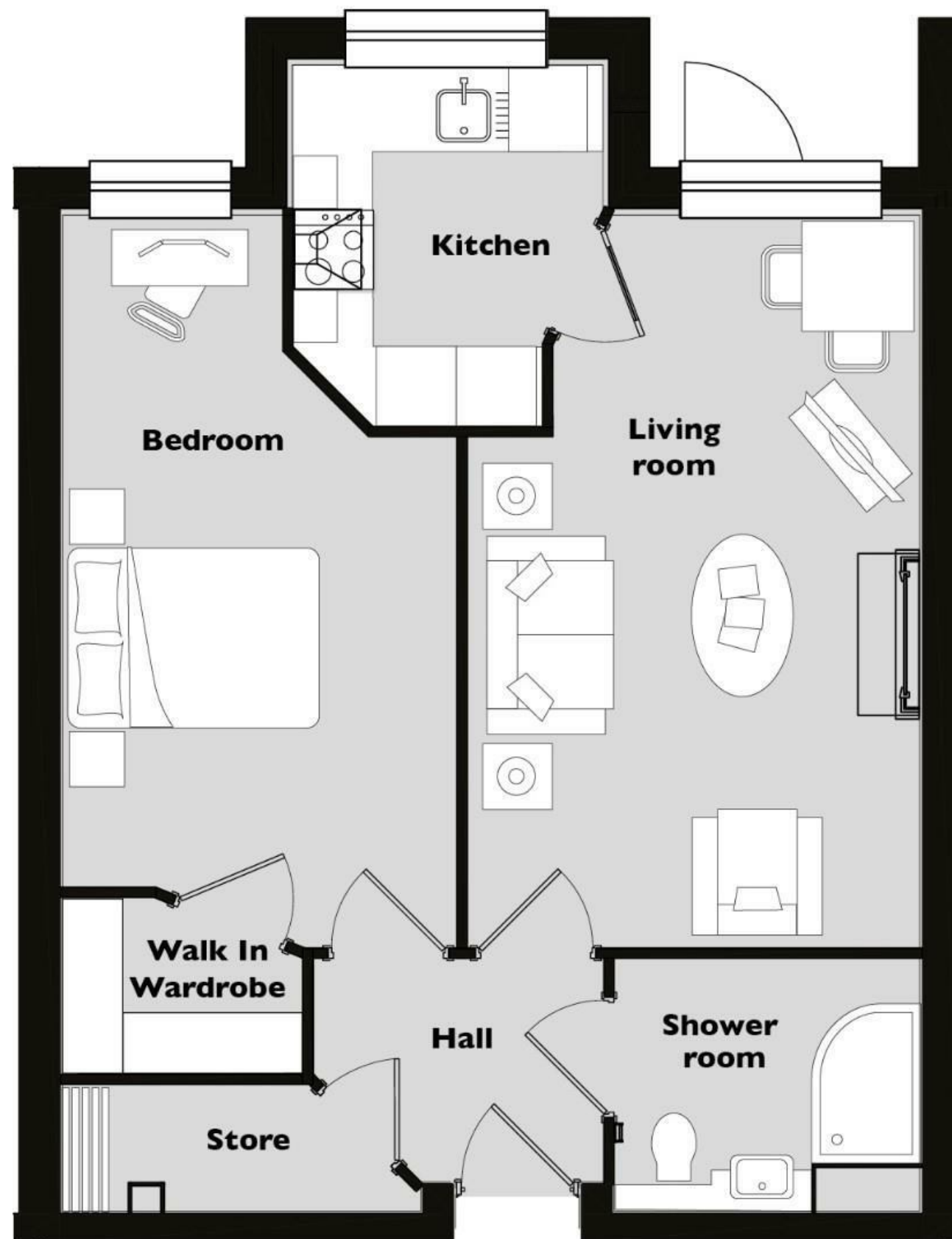
Council Tax Band B

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.

Agents Note 2  
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



Tenure: Leasehold  
Council Tax Band: B

- Retirement Complex
- Ground Floor Apartment
- Lounge/Diner
- Modern Fitted Kitchen with Integrated Appliances
- Bedroom with Walk in Wardrobe
- Lodge Manager Available 5 days a week, 24 hour Careline System for safety and security
- Owners Lounge & Coffee Bar with Regular Social Events
- A Guest Suite is available for your friends and family to stay in
- No Upward Chain

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.