



Flat 22

The Lodge, School Road, Bristol

- Approx. 626 sq.ft accommodation
- Recently refurbished to a high standard
- Designated over-55s development
- Two bedrooms
- Bathroom with large walk in shower
- Spacious sitting room
- Lift access and parking
- Central village location

Property Information

- **Tenure:** Leasehold
- **Lease Remaining:** 61 years
- **Service Charge:** £2,608 (paid every six months)
- **Ground Rent:** £82.46 (paid every six months)

The service charge includes cleaning of communal areas, gardening, window cleaning, WiFi in public areas, water bill, use of the laundry room, emergency call system, and the services of the on-site manager five mornings per week.

Council Tax band: C / EPC Energy Efficiency Rating: D

Location

Wroughton is well known for its excellent facilities and amenities. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.





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This refurbished two-bedroom first floor apartment is presented in excellent condition and benefits from parking, lift access, and a prime position within the heart of Wrington village. The property enjoys a short, level walk to a wide range of local amenities, making it ideal for convenient village living.

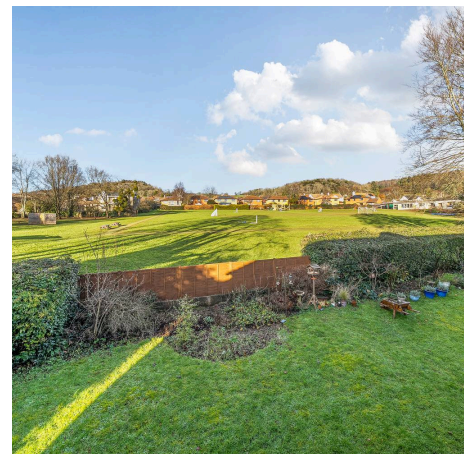
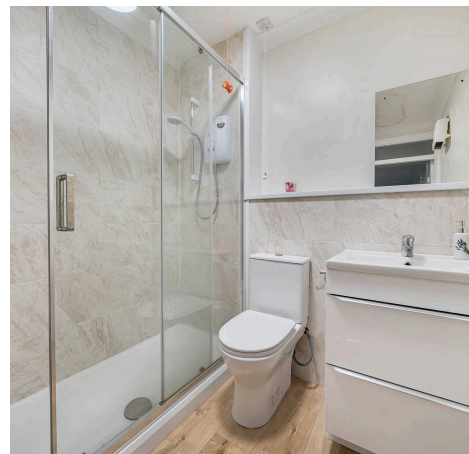
A welcoming and spacious entrance hallway with excellent built-in storage provides access to all rooms within the apartment.

To the right, the sitting/dining room is bright and airy, enjoying a large window overlooking the rear gardens with attractive views towards Wrington Hill. The adjoining kitchen has been finished to a high standard and is well equipped with an integrated oven, hob and fridge/freezer.

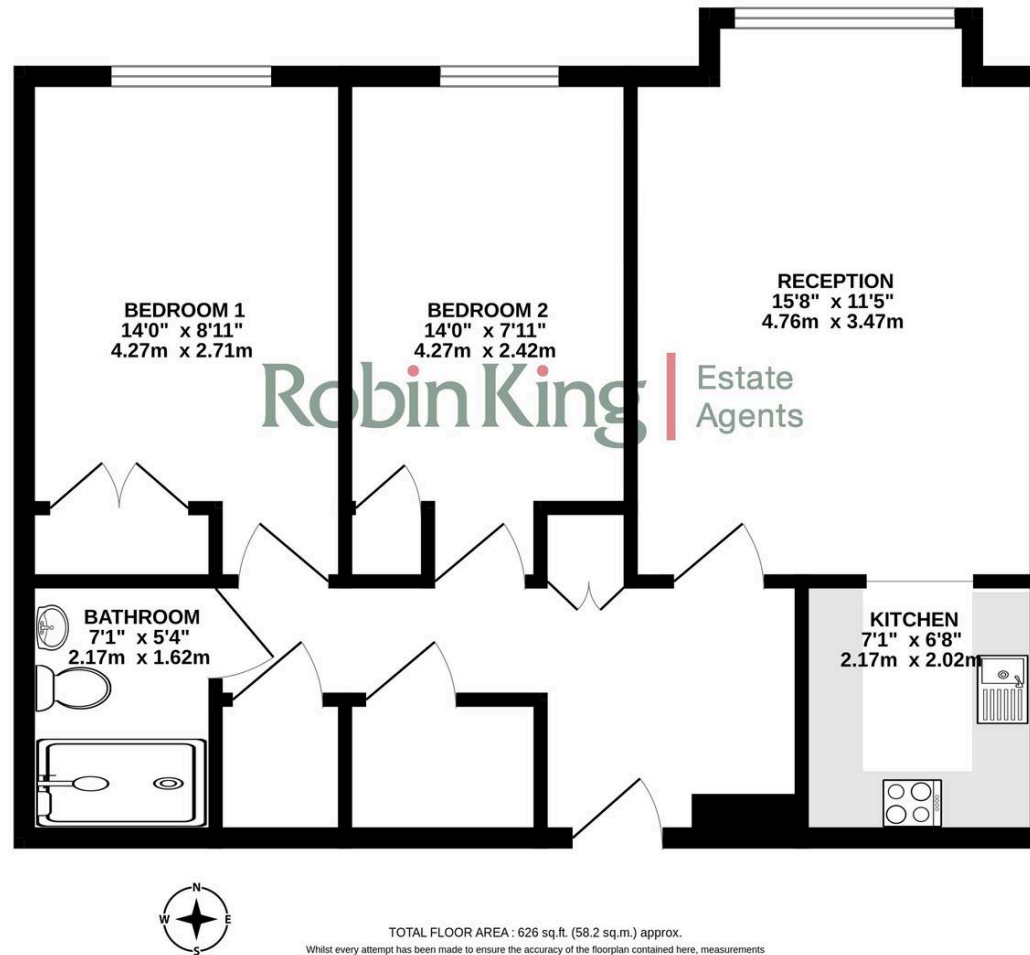
The apartment offers two well-proportioned bedrooms, both benefiting from fitted wardrobes. The second bedroom is versatile in use and would work equally well as a dining room or study.

The recently fitted bathroom is modern and stylish, featuring a large, fully tiled walk-in shower.

Further benefits of the development include beautifully maintained communal gardens, a welcoming residents' lounge and convenient laundry facilities.



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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