



Asking Price £145,000 Leasehold

1 Bedroom, Apartment - Retirement

7, Peacock Lodge Manor Road, Fishponds, Bristol, BS16 2HX

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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 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 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 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

****ONE BEDROOM GROUND FLOOR
RETIREMENT APARTMENT WITH PATIO****

****SOUTH WESTERLY FACING****

Welcome to Peacock Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment benefitting from it's own private patio area.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private patio area with lovely views over the communal gardens.

The Kitchen 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 freezer. A window provides light and ventilation.

The Bedroom is a good sized double room with a built in mirrored wardrobe. A window keeps this room bright and light.

The Bathroom offers a bath tub with overhead shower and handrails, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful walk in storage cupboard located in the hallway.

Call us today to book your viewing at Peacock Lodge!



Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- 24 Hour Careline facility for safety and security
- Owners private car parking and visitors parking off the road
- Fully equipped laundry room
- Beautifully landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- South Westerly facing



Key Information

Service Charge (Year Ending 31st May 2027): £3,388.12 per annum.

Ground Rent: £878.19. To be reviewed October 2029

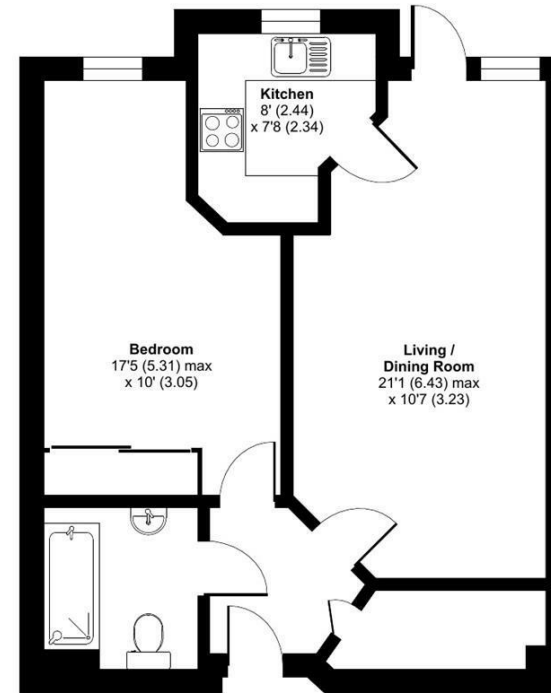
Council Tax Band C

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.

Approximate Area = 537 sq ft / 49.9 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1386438

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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