

Asking Price £130,000 Leasehold

1 Bedroom, Apartment - Retirement

49, St Peter's Lodge 121A High Street, Portishead, Bristol, BS20 6PJ

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St Peter's Lodge

St Peter’s Lodge is a development of 54, one and two bedroom retirement 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.







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Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY

This delightful one bedroom apartment is conveniently located near the owners lounge, providing easy access within the development. The property is offered with vacant possession and no onward chain, ready for the new owner to make it their own.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private balcony, and windows provide lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over. There is a built-in waist-height oven, a 4-ring electric hob with extractor hood over and a fridge / freezer.

The Bedroom is a good-sized double room with a built-in wardrobe. There is plenty of space for additional furniture if desired and a window keeps this lovely bedroom bright and airy.

The Bathroom offers a bathtub with overhead shower and handrail, a WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing!







Features

- One bedroom first floor apartment with balcony
- Close to the town centre & excellent transport links
- House Manager available 5 days a week
- Lift to all floors
- Owners' private car park
- 24 hour Careline system for safety and security
- Owners' Lounge & Communal laundry room
- 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
- No onward chain







Key Information

Service Charge (Year ending 31st August 2027): £3,178.64 per annum.

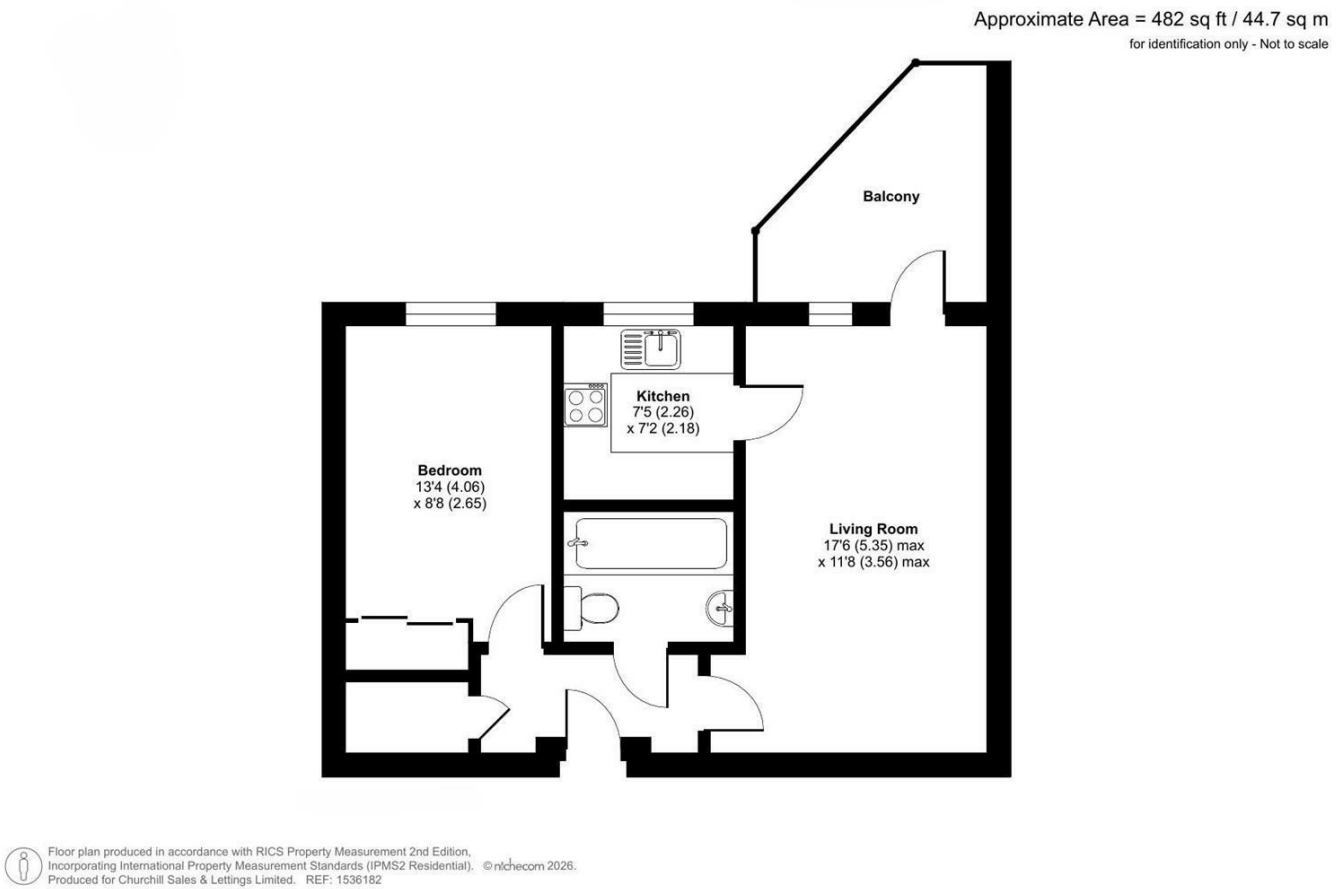
Ground Rent: £867 per annum. To be reviewed September 2032.

Council Tax Band B

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.



EPC Rating: C

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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