

Asking Price £125,000 Leasehold

1 Bedroom, Apartment - Retirement

12, Concorde Lodge Southmead Road, Filton, Bristol, BS34 7DR

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Concorde Lodge

Concorde Lodge is a development of 65 one and two bedroom retirement apartments in Filton, a town with a long history linked to the aerospace industry.

The town boasts two main shopping areas, The Shield Centre and Abbey Wood Retail Park, both offering a good selection of shops and amenities catering for every need. Filton Sports and Leisure centre includes a swimming pool, badminton and squash courts and Filton golf club is a beautiful parkland 9-hole course.

Local transport is excellent with Local buses around and across nearby towns, train services connecting to the UK's main lines and Bristol Airport nearby for international travel.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Concorde 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.

Concorde 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.

Concorde 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 GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

This delightful one bedroom ground floor apartment is offered for sale with no onward chain and is conveniently located for the owners lounge, entrance and guest suite. The property is presented in good order throughout and is ready for a new owner to make it their own.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a private patio with garden views and windows provide lots of natural light.

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.

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

The Shower Room offers a walk-in shower with handrail, a WC, heated towel rail and wash basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing!







Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders for use by residents
- 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 May 2027): £3,142.56 per annum.

Ground Rent: £924.59 per annum. To be reviewed in April 2033.

Council Tax: Band B

125 year lease commencing 2012

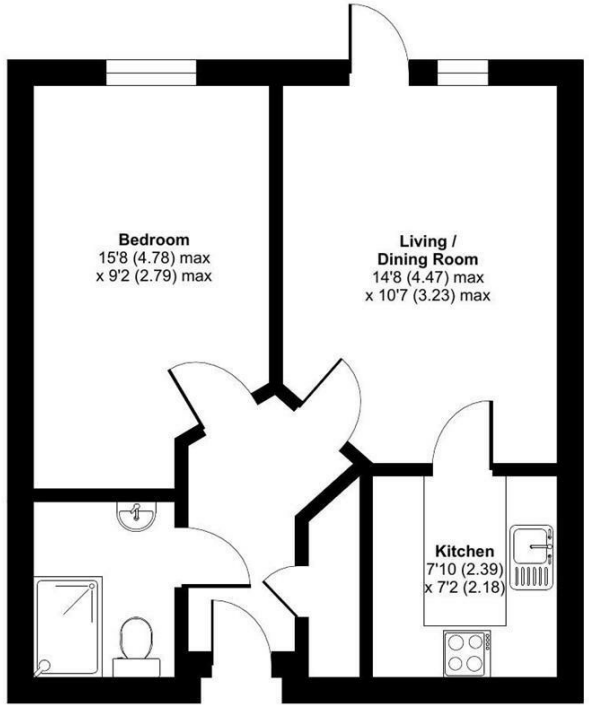
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C

Approximate Area = 462 sq ft / 42.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1515858

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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