



Asking Price £250,000 Leasehold

2 Bedroom, Apartment - Retirement

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

📞 0800 077 8717

✉️ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

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 also four major supermarkets, a doctors surgery, pharmacy, optician and dentist.

There is a small park beyond the Church and the extensive grounds of Oldbury Court with river walks are close by.

There are regular bus services 2 minutes' walk away, making it easy and convenient to visit the town centre and city centres.

The Lodge manager is on hand to support the owners and keep the development in perfect shape.

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.

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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment overlooking the communal gardens and St Marys Church. The property offers deceptively spacious accommodation throughout and is presented in good decorative order.

The Living Room offers ample space for living and dining room furniture while benefitting from a full height built in cupboard. A large window provides lots of natural light and a door leads through to the kitchen.

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 a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room that could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room provides a large shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing!



Features

- Two bedroom first floor apartment
- Lovely views over St Mary's Church
- Good decorative order throughout
- Fully fitted kitchen with integrated appliances
- 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
- Lodge Manager available 5 days a week
- 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



Key Information

Service Charge Year Ending 31st May 2027): £5,060.88 per annum.

Ground Rent: £958.02 per annum. To be reviewed in October 2029

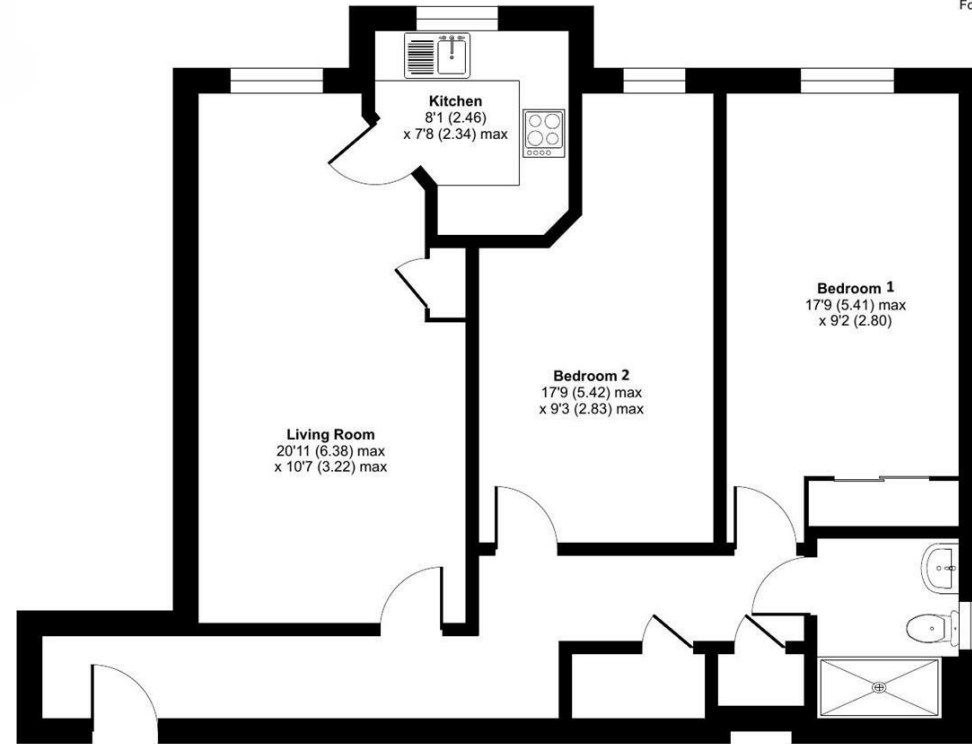
Council Tax Band D

125 year Lease commencing 2008

Please check regarding Pets with 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 = 779 sq ft / 72.3 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1470620

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.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists