



**Asking Price £320,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

6, New Pooles Lodge 31 Maywood Crescent, Fishponds, Bristol, BS16 4FB

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

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# New Pooles Lodge

New Pooles Lodge is a delightful development of one and two bedroom retirement apartments located in the outer urban area of Fishponds in the north east of the city of Bristol. It is approximately 3 miles from Bristol city centre. It has two large Victorian era parks, Eastville Park and Vassell's Park. The River Frome runs through both parks, with the Frome Valley Walkway running alongside it. A restored mill can be found at Snuff Mills near the Vassells Park end of the river. It has retained its original waterwheel, which can still be seen and heard turning. Eastville Park has its own large boating lake, with central wildlife reserves. The High Street features many amenities including a chemist, post office, opticians and supermarkets including a Coop and Sainsburys local. There are plenty of shops and cafes within walking distance, and the Eastgate Centre with a large Tesco's is 10 minutes away by car. Doctors' surgeries and dentists are all nearby.

Fishponds is mainly residential through which two main bus routes pass. The vibrant town offers excellent transport links to Bristol, Kingswood and Staple Hill. Bristol City Centre is easily accessible by bus or car, and the M32 is 10 minutes away with links to the M4 and M5.

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.

New Pooles Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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 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.

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.

New Pooles 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.

New Pooles 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 GROUND FLOOR RETIREMENT APARTMENT WITH TWO PATIOS\*\***

Recently re-offered to the market following a price adjustment, this is a refreshed opportunity to acquire a well-presented two-bedroom ground-floor apartment within this sought-after retirement development. Current market conditions and comparable activity within the development has resulted in a price adjustment, creating a renewed opportunity to acquire this well-positioned apartment.

First marketed in October 2025, the property proved popular with prospective buyers and tenants alike and was subsequently let following a change in the owner's circumstances. It is maintaining the same brand new feel during this current tenancy which is due to end December 2026.

This is an elegant ground-floor apartment which offers an exceptional blend of ease, comfort, and low-maintenance living, ideally suited to those looking to downsize into a more manageable home without compromising on quality, independence, or lifestyle.

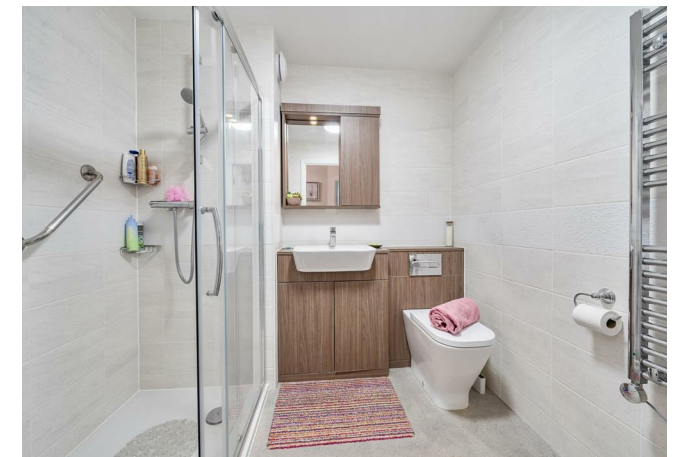
The property enjoys an enviable position with level access and is conveniently located for local amenities and transport links, while maintaining a peaceful residential feel. This balance of convenience and calm makes it especially popular for retirement living. Internally, the apartment is very well-proportioned and designed with external noise noticeably muted, a reflection of the high standard of materials and construction used within the apartment, contributing to a comfortable and restful atmosphere throughout.

The development is professionally managed, with comprehensive service charges covering the upkeep of the lovely communal areas, landscaped grounds, and building maintenance. This ensures a consistently well-presented environment and supports a truly low-maintenance lifestyle, with predictable ongoing costs and complete peace of mind.



# Features

- Two bedroom ground floor apartment with two patios
- Owners lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- Lift to all floors
- 24 Hour emergency Careline system
- Owners Car Parking and landscaped Communal Gardens
- Great location close to the town centre & excellent transport links
- 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): £5,795.68 per annum.

Ground rent £894.54 per annum. To be reviewed in June 2032.

Council Tax Band D

999 year Lease commencing 2018

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, Air Source heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

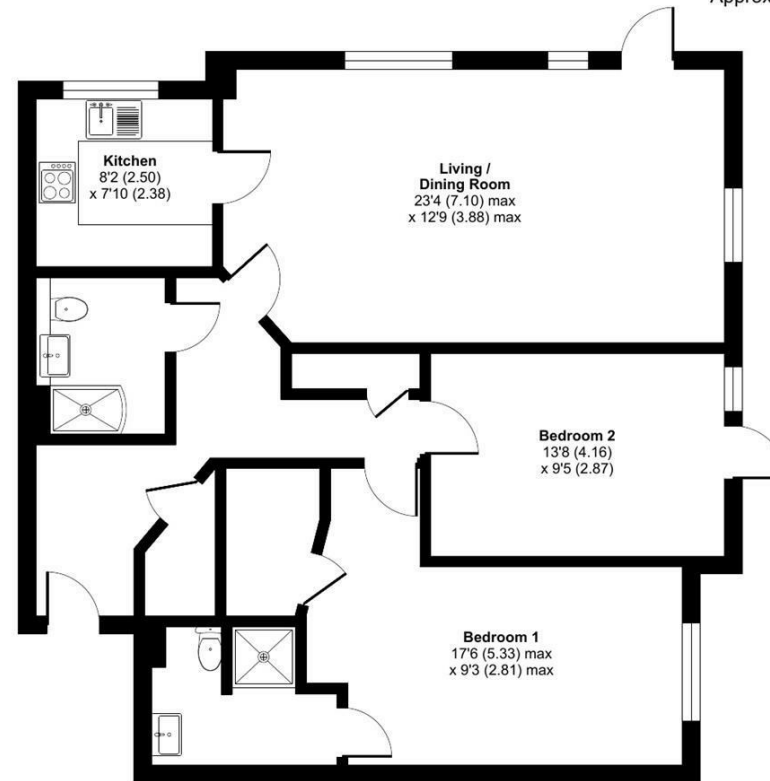
EPC Rating: B

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.

Approximate Area = 967 sq ft / 89.8 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), © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1361195



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