




Asking Price £335,500 Leasehold

2 Bedroom, Apartment - Retirement

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

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Churchill
Sales & Lettings
Retirement Property Specialists

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 Retirement 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 Retirement 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

Churchill Sales & Lettings are delighted to be marketing this lovely two-bedroom first floor apartment with a walk-in wardrobe and ensuite shower room. The property is in a corner position offering dual aspect windows making for a very bright living room and is presented in good decorative order.

The Lounge offers ample space for living and dining room furniture with a bay window offering additional light, there is also a door leading into the kitchen. As well as access to a storage cupboard.

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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a very useful walk in wardrobe with built in storage space, as well as an ensuite shower room benefiting from an enclosed shower unit, wash hand basin with vanity unit, WC and heated towel rail,.

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

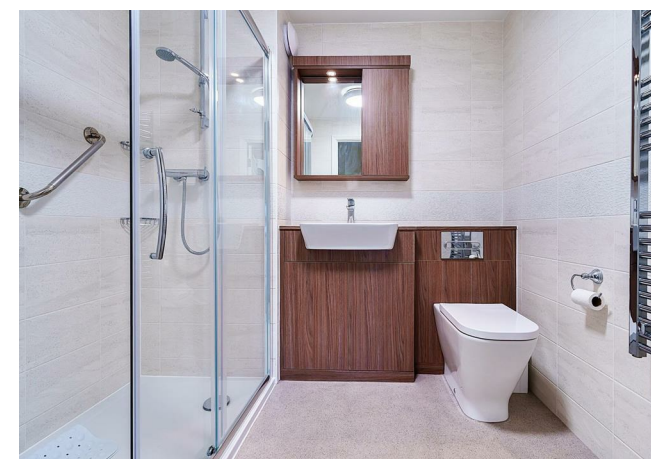
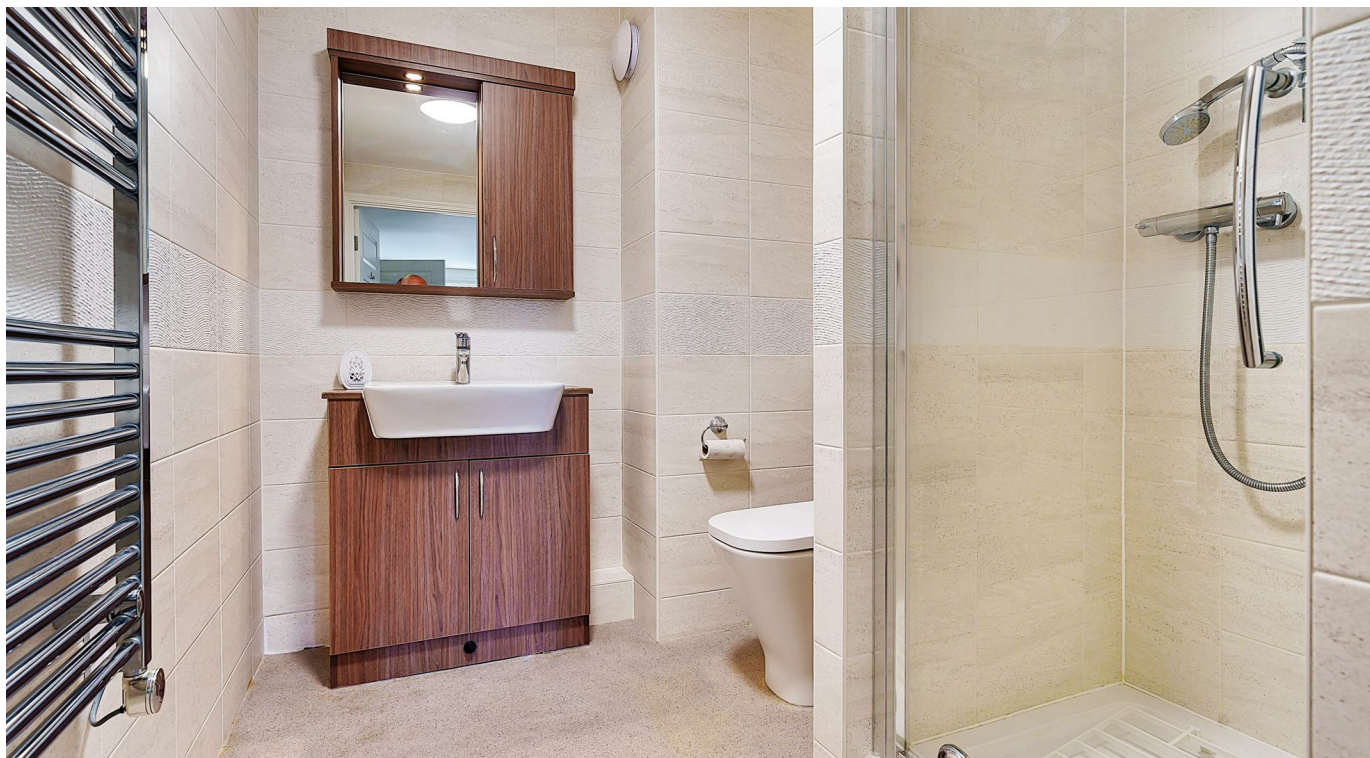
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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



Features

- Two Double Bedrooms
- Ensuite Shower Room
- Corner Position
- Walk in Wardrobe
- Owners lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- Lift to all floors
- 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.



Key Information

Service Charge (Year ending 31st May 2024):
£5,740.51 per annum.

Ground rent £625.00 per annum. To be reviewed in
June 2025

Council Tax Band D

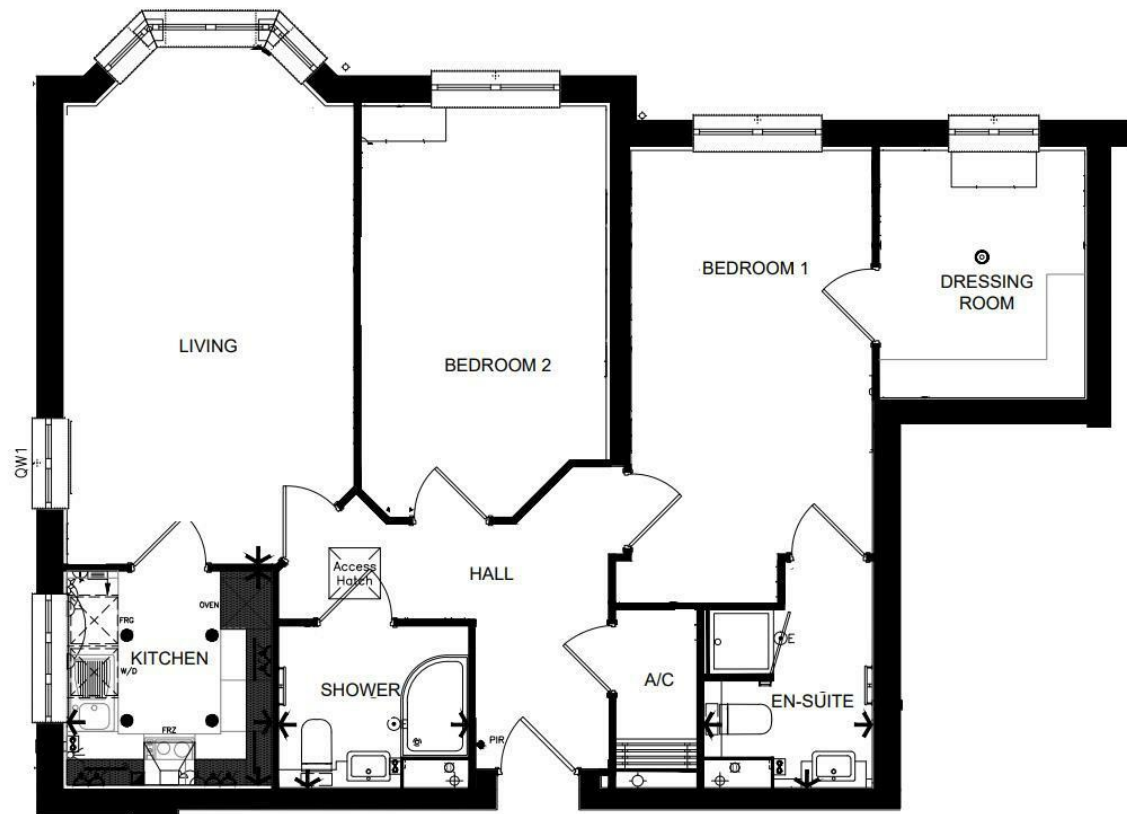
999 year Lease commencing 2018

Please check regarding Pets with 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.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: B



Living	Width	11'-1" [3375]	max	Length	20'-0" [6090]	max
Kitchen	Width	7'-11" [2405]	max	Length	8'-3" [2515]	max
Shower Room	Width	6'-3" [1900]	max	Length	7'-4" [2240]	max
Bedroom 1	Width	9'-4" [2835]	max	Length	15'-9" [4795]	max
Dressing Room	Width	7'-11" [2420]	max	Length	9'-6" [2905]	max
Ensuite	Width	6'-6" [1980]	max	Length	8'-9" [2665]	max
Bedroom 2	Width	9'-5" [2880]	max	Length	15'-10" [4830]	max

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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