




£1,200 PCM

2 Bedroom, Not specified

52 St Peters Lodge High Street, Portishead, Bristol, BS20 6PJ

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Churchill
Sales & Lettings
Retirement Property Specialists

52 St Peters Lodge

*** OVER 60'S RETIREMENT APARTMENT ***

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 Retirement 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 Retirement 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.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this two bedroom second floor apartment overlooking the communal garden, which offers deceptively spacious accommodation.

The Lounge offers ample space for living and dining room furniture.

The Kitchen, accessed via the Lounge, 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 and space for a fridge and a freezer.

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

Bedroom two is also a double bedroom and would be great for guests or as an office.

The bathroom offers a shower over the bath with handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is two useful storage cupboards. One is located in the hallway and the other is a shelved cupboard accessed off the lounge.



Features

- TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- RENT INCLUDES HEATING & WATER & SEWERAGE RATES
- LODGE MANAGER ON SITE 5 DAYS PER WEEK
- OVER 60'S RETIREMENT APARTMENT
- GUEST SUITE FOR FRIENDS AND FAMILY
- CARELINE SYSTEM INCLUDED IN RENT
- OWNERS LOUNGE
- COMMUNAL GARDEN
- LIFT
- AVAILABLE NOW



Key Information

Council Tax Band C

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



LANDLORD PAYS: 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.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating:

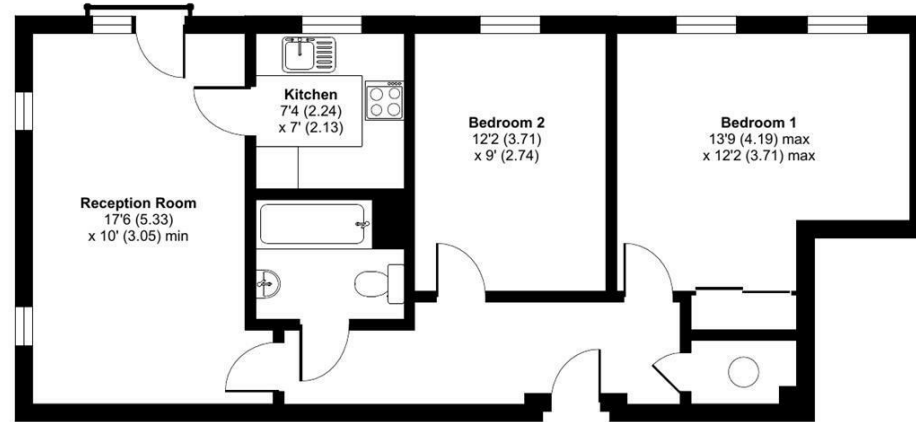


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1090205

High Street, Portishead, Bristol, BS20

Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



SECOND FLOOR

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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