



Asking Price £265,000 Leasehold

2 Bedroom, Apartment - Retirement

35, Grange Lodge St. Peters Road, Portishead, Bristol, BS20 6QY



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Retirement Property Specialists

Grange Lodge

Grange Lodge is a prestigious development of 58 one and two bedroom retirement apartments which are situated at one end of Portishead High Street, with a wide selection of local shops, café's and doctors within easy reach. Portishead's history dates back to the Roman times with its name deriving from the phrase 'Port at the head of the River'. Portishead has a lively community with regular annual events.

The lodge offers a wellbeing suite, providing hairdressing and beauty treatments, an Owners Lounge with regular events and coffee mornings, a laundry room with washing machines and tumble dryers and beautifully maintained gardens.

Grange Lodge's 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.

Grange 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.

Grange 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.

Grange Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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Property Overview

Churchill Sales & Lettings are pleased to be marketing this rarely available two bedroom first floor apartment with separate Cloakroom. The property is presented in good decorative order and offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and 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 dishwasher. A window allows for light and ventilation.

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 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 are two useful storage cupboards located in the hallway.



Features

- Two bedroom first floor retirement apartment
- Good decorative order
- Separate Cloakroom
- No forward chain
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- 24 Hour Careline facility for safety and security
- Fantastic position close to shopping facilities and bus routes
- Owners private car parking
- 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.



Key Information

Service Charge: (Year ending 31st May 2026): £4,897.02 per annum

Ground Rent: £712.12 per annum. To be reviewed November 2027

Council Tax: Band C

125 year Lease commencing 2013

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.

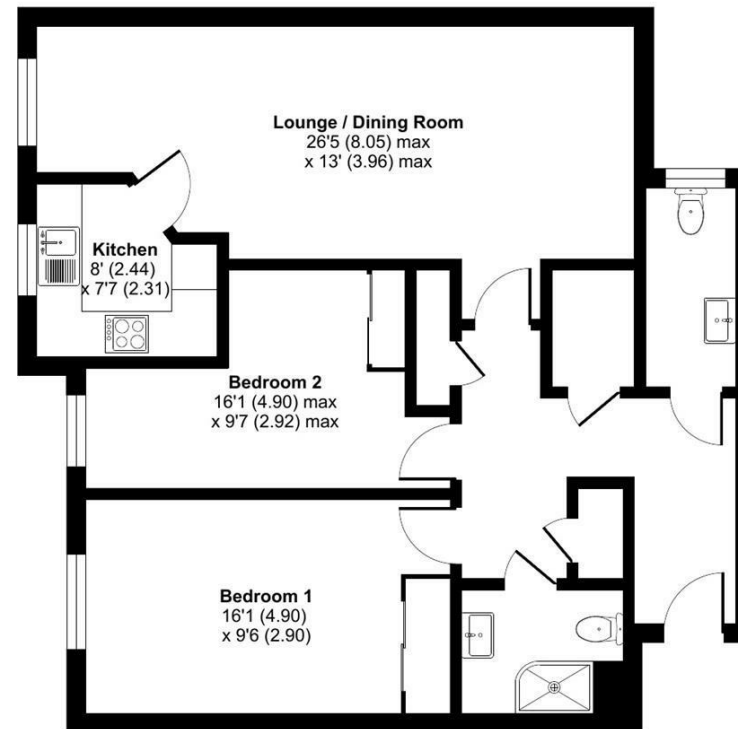
Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

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: C



Approximate Area = 859 sq ft / 79.8 sq m
For identification only - Not to scale



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: 1149329

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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