



Asking Price £215,000 Leasehold

2 Bedroom, Apartment - Retirement

52, St Peter's Lodge High Street, Portishead, Bristol, BS20 6PJ



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Retirement Property Specialists

St Peter's Lodge

St Peter's Lodge is a development of 54, one and two bedroom 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 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 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.



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Property Overview

****TWO BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY****

Welcome to St Peters Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom second floor apartment with garden views. The property is presented in good order throughout and is conveniently located near the stairs for easy access.

The Lounge is a good size room offering ample space for living and dining room furniture. A door opens to a Juliet Balcony with garden views.

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 and space for a fridge and a freezer. A window provides 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 double room that could be used as a separate Study or Hobby room.

The Bathroom offers a bath with overhead shower and handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the Hallway.

Call us today to book your viewing at St Peters Lodge!



Features

- Two bedroom second floor apartment
- Juliet balcony
- Fully fitted kitchen with integrated appliances
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Owners private car park
- 24 Hour Careline system for safety and security
- 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 of the Guest Suites at all Churchill Living developments across the country.



Key Information

Service Charge (Year ending 31st August 2025):
£3,862.00 per annum.

Approximate Area = 675 sq ft / 62.7 sq m
For identification only - Not to scale

Ground Rent: £679 per annum. To be reviewed September 2025.

Council Tax Band C

125 year Lease commencing 2004

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.

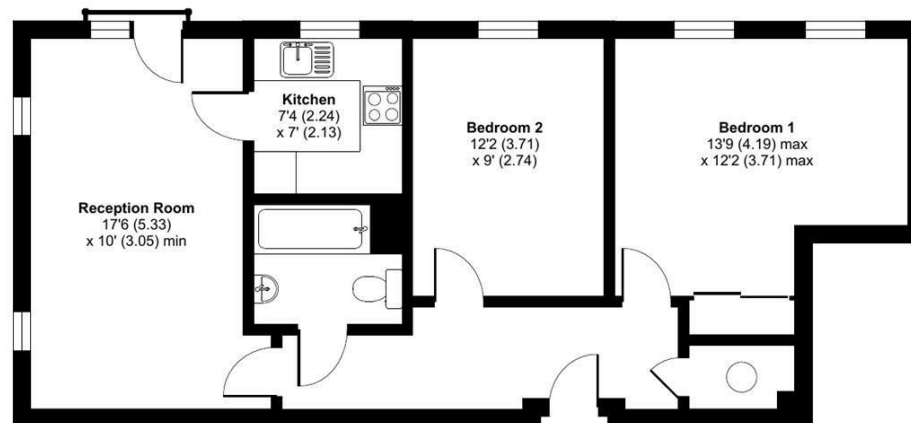
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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: C



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



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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