



O.I.R.O £170,000 Leasehold

1 Bedroom, Apartment - Retirement

25, Sapphire Lodge Christ Church Close, Nailsea, Bristol, BS48 1RT

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Churchill
Sales & Lettings
Retirement Property Specialists

Sapphire Lodge

Sapphire Lodge is a stylish development of 30 one and two bedroom apartments, ideally located for local shops with the Crown Glass shopping centre and all local amenities just a short walk away.

Nailsea is a thriving market town, which has a busy town centre, excellent restaurants, cafes, pubs and free parking. Renowned in the 18th and 19th centuries as a substantial producer of glassware due to the abundance of coal in the area, Nailsea is famous for its coloured glass, notably for its Bristol blue glass, from which Sapphire Lodge takes its name. This was and still is highly sought after by collectors around the World.

Nailsea is located just 8 miles from the centre of Bristol, a city which boasts some of the finest art galleries and theatres in Britain where you can enjoy everything from world class art collections to major west end productions. The city also has numerous attractions from the iconic Clifton Suspension Bridge to the renowned Bristol Zoo, balloon and art festivals, regattas and food fairs. There is something for everyone.

Nailsea has excellent transport links and can be reached easily by both car and by train from Blackwell Railway station and it is only six miles to Bristol International Airport. Easy access to both the centre of Bristol, the Bristol Channel, the beautiful North Somerset countryside and Mendip Hills make Nailsea the ideal location.

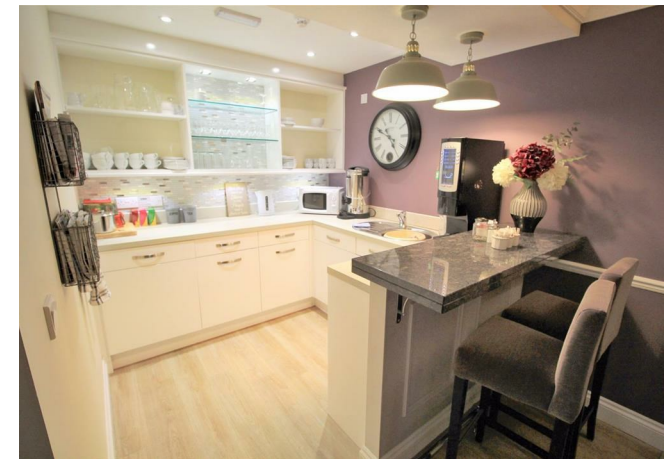
Sapphire Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Sapphire 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 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.

Sapphire 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.

Sapphire 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

****ONE BEDROOM SECOND FLOOR
APARTMENT IN NAILSEA****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment overlooking the communal gardens. The property is ideally located for the lift and offers deceptively spacious accommodation throughout.

The Living Room offers ample space for living and dining room furniture with a door leading to the kitchen.

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, four-ring electric hob with extractor hood over, a fridge, a freezer and washer/dryer.

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

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 cupboard located in the hallway.

Call us today to book your viewing at Sapphire Lodge!



Features

- One bedroom second floor retirement apartment
- Overlooking the communal gardens
- Conveniently located for the lift
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- 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
- Owners' private car park



Key Information

Service Charge (Year ending 31st May 2026): £3,540.89 per annum.

Ground rent: £817.86 per annum. To be reviewed November 2030.

Council Tax: Band C

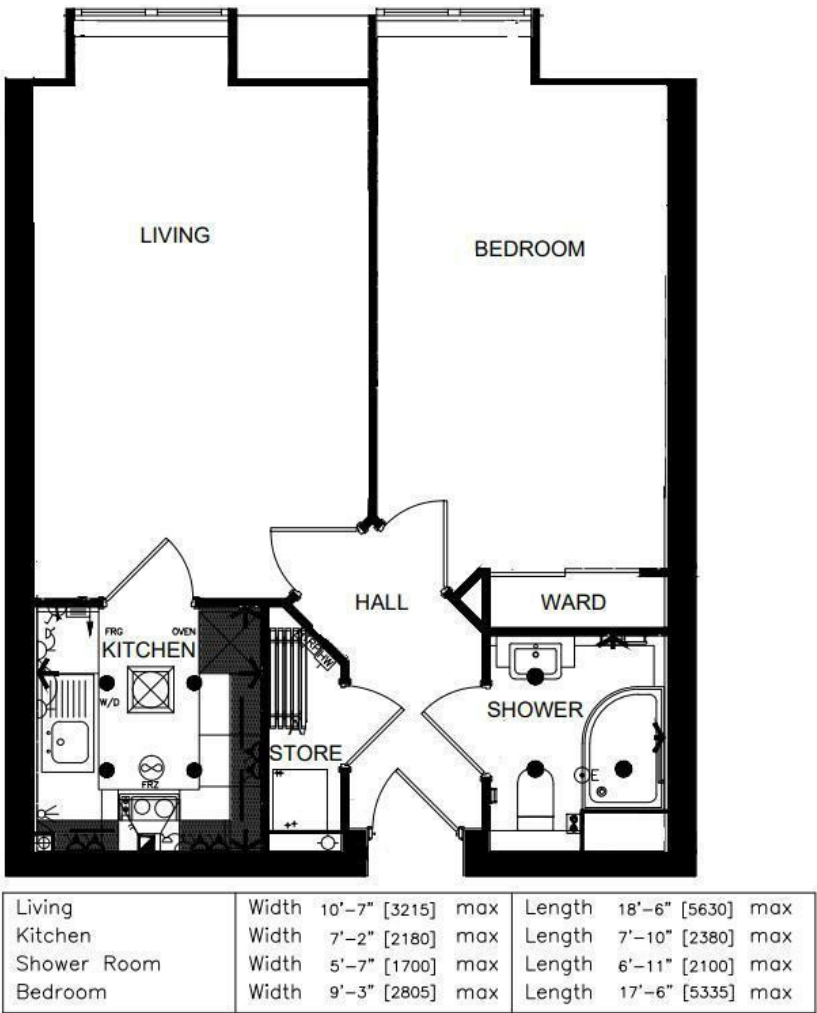
125 lease years commencing 2016

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 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



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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