



**Asking Price £275,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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



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**Churchill**  
Sales & Lettings  
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 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 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

## **\*\*TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY\*\***

Welcome to Grange Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is presented in fantastic order throughout and is South-Easterly facing.

The Living Room offers ample space for living and dining room furniture. A french door opens to a Juliet Balcony and windows provide natural light.

The Kitchen is accessed via the Living Room and offers a range of modern 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, fridge and freezer. Windows provide light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized room that could also be used as a separate dining room, study or hobby room.

The Shower Room, located off the Hallway offers a curved shower cubicle with handrail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Grange Lodge!



# Features

- Two bedroom first floor apartment with Juliet Balcony
- Fully fitted kitchen with integrated appliances
- Fantastic position close to shopping facilities and bus routes
- Lodge Manager available 5 days a week
- 24 Hour Careline facility for safety and security
- Owners private car parking
- Fully equipped laundry room
- 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.
- Landscaped gardens



# 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

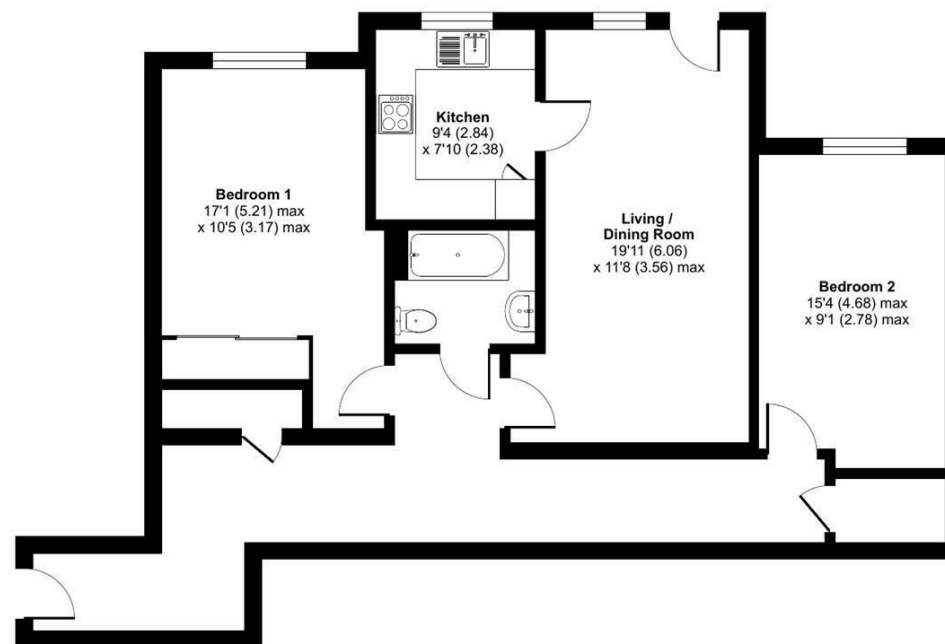
Council Tax: Band C

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.

Approximate Area = 924 sq ft / 85.8 sq m  
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1278780

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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