



Asking Price £129,500 Leasehold

1 Bedroom, Apartment - Retirement

47, Concorde Lodge Southmead Road, Filton, Bristol, BS34 7DR



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Concorde Lodge

Concorde Lodge is a development of 65 one and two bedroom retirement apartments in Filton, a town with a long history linked to the aerospace industry.

The town boasts two main shopping areas, The Shield Centre and Abbey Wood Retail Park, both offering a good selection of shops and amenities catering for every need. Filton Sports and Leisure centre includes a swimming pool, badminton and squash courts and Filton golf club is a beautiful parkland 9-hole course.

Local transport is excellent with Local buses around and across nearby towns, train services connecting to the UK's main lines and Bristol Airport nearby for international travel.

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.

Concorde 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.

Concorde 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.

Concorde 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 RETIREMENT APARTMENT

Welcome to Concorde Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in good order throughout and is conveniently located near the stairs providing easy access.

The Living Room offers ample space for living and dining room furniture. A window provides lots of natural light.

The Kitchen is accessed via the Living Room 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 freezer. A window provides light and ventilation.

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

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

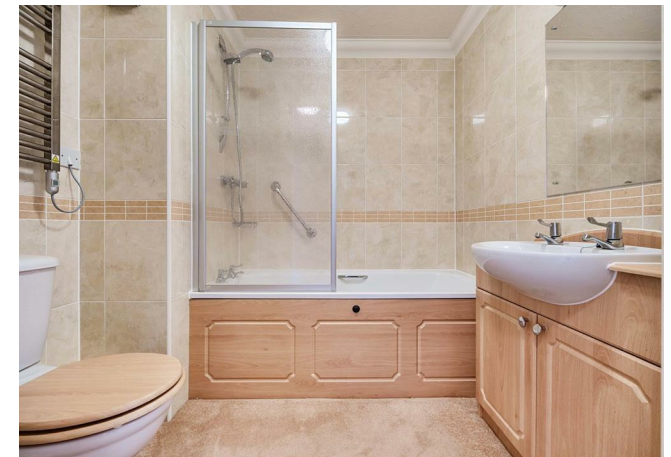
Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Concorde Lodge!



Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- 24 hours Careline system for safety and security
- Owners' private car park
- Landscaped gardens and borders for use by residents
- Owners' lounge & kitchen with regular social events
- 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 May 2025): £3,037.78 per annum.

Ground Rent: £640.74 per annum. To be reviewed in April 2026

Council Tax: Band B

125-year lease commencing 2012

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

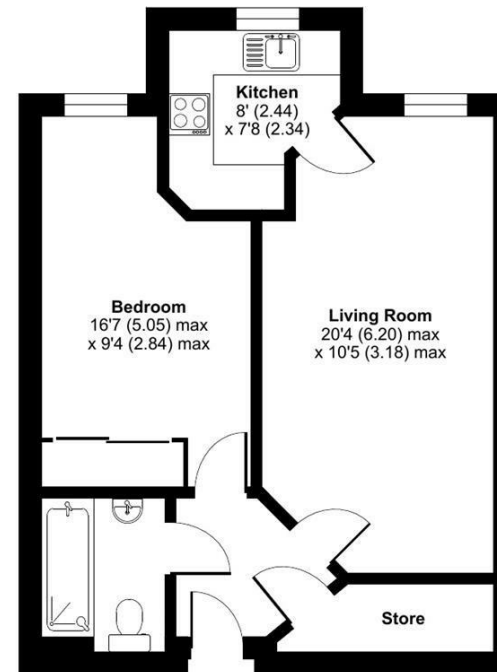
Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1271963

Approximate Area = 506 sq ft / 47 sq m
For identification only - Not to scale



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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