



Asking Price £230,000 Leasehold

1 Bedroom, Apartment - Retirement

22, Trewyn Lodge Normandy Drive, Yate, Bristol, BS37 4FX

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Trewin Lodge

Trewin Lodge is a stunning development of 65 one and two-bedroom retirement apartments in Yate and is well located for the town centre. Yate Shopping Centre is just 500 yards away and provides excellent shopping as well as hairdressers, banks, pharmacies, coffee shops and a Post Office. Adjacent to the shopping centre is the library, several doctors' surgeries and a leisure centre whilst opposite the main centre is the Riverside Shopping Complex, benefitting from a six-screen Cineworld cinema, seven restaurants and stores. Within a mile of Trewin Lodge is the picturesque medieval market town of Chipping Sodbury with cafes, pubs, restaurants and independent shops. Yate has several parks and many green open spaces close by whilst the surrounding countryside is ideal for walking or cycling.

Yate is eleven miles north of Bristol and benefits from excellent motorway connections with both the M4 and M5, regular bus routes to local towns and a railway station, which is on the main Bristol to Birmingham line.

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.

Trewin 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.

Trewin 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.

Trewin 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

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY****

Situated in a fantastic south-westerly position in the development is this delightful one bedroom apartment which benefits from a Juliet Balcony overlooking the communal gardens. The property is conveniently located near the lift and stairs and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. The room benefits from a feature electric fire with attractive surround, a french door opens to a Juliet Balcony and a further door leads through to the Kitchen.

The Kitchen 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, dishwasher, washer/dryer, fridge and frost-free freezer.

The Bedroom is a good-sized double room with a walk-in wardrobe. A large window keeps this lovely bedroom bright and light.

The Shower Room offers a large curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

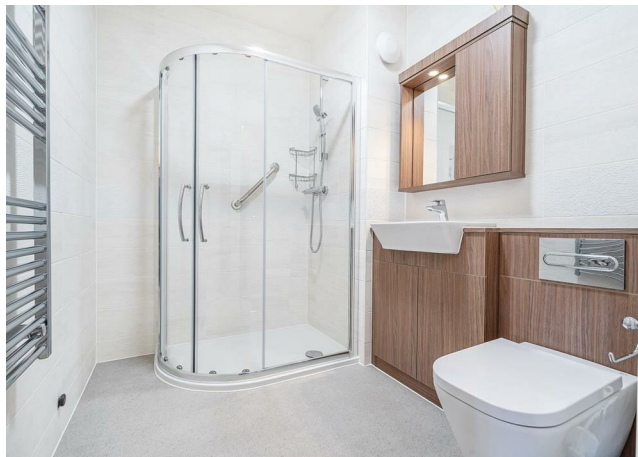
Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Trewin Lodge



Features

- One bedroom first floor apartment with Juliet Balcony
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners parking
- Landscaped grounds
- Lift to all floors
- 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 30th November 2025)
£2,717.83 per annum.

Approximate Area = 588 sq ft / 54.6 sq m
For identification only - Not to scale

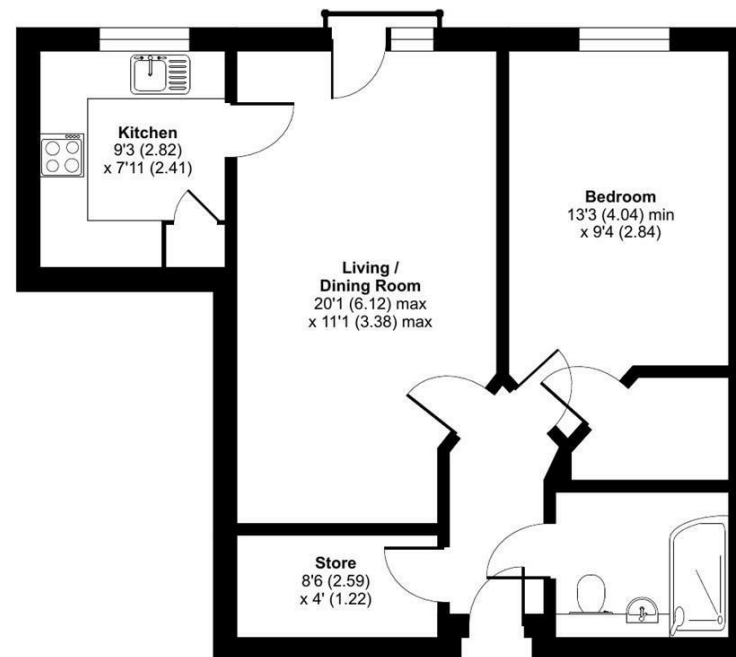
Ground rent £575 per annum. Ground rent review date
March 2030.

Council Tax Band B

999 year Lease commencing March 2020

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, Ground Source heating, utilities and
maintenance, garden maintenance, lift maintenance,
lodge manager and a contribution to the contingency
fund.



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025.
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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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