



Asking Price £185,000 Leasehold

1 Bedroom, Apartment - Retirement

56, 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.



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Property Overview

****ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in fantastic order throughout and is conveniently located near the Stairs and Guest Suite.

The Living Room is generous in size offering ample space for living and dining room furniture. There is a feature electric fire with attractive surround and a large window that provides lots of natural light.

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, fridge and freezer.

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

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

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

Call us today to book your viewing at Grange Lodge!



Features

- One bedroom second floor apartment
- 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 the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge: (Year ending 31st May 2026): £3,264.68 per annum

Ground Rent: £647.90 per annum. To be reviewed November 2027

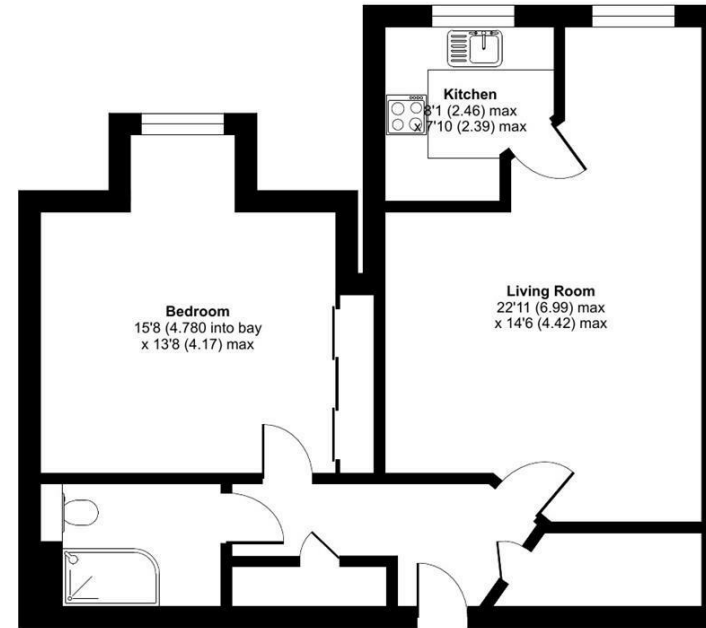
Council Tax: Band B

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 = 688 sq ft / 64 sq m
For identification only - Not to scale



EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Churchill Sales & Lettings Limited. REF: 1320408

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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