



Asking Price £140,000 Leasehold

1 Bedroom, Apartment - Retirement

11, St Peter's Lodge High Street, Portishead, Bristol, BS20 6PJ

 **0800 077 8717**

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Churchill
Sales & Lettings
Retirement Property Specialists

St Peter's Lodge

St Peter's Lodge is a development of 54, one and two bedroom apartments located in the town centre of Portishead. All the essential amenities are within walking distance and the Marina is just half a mile away. Bristol City Centre is less than 10 miles away. Local transport is excellent with regular buses into and around the neighbouring towns.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

St Peter's 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.

St Peter's 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.

St Peter's 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

DRAFT PARTICULARS - Awaiting verification from the seller

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to St Peter's Lodge! This delightful one bedroom ground floor retirement apartment is presented in fantastic order throughout and is conveniently located to the owners lounge.

The Living Room is a bright and airy room that offers ample space for living and dining room furniture. A French door leads to the owners private patio with views of the communal gardens and another leads to the kitchen.

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 with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required and a large window keeps this lovely bedroom bright and light.

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

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

Call us today to book your viewing at St Peter's Lodge!



Features

- One bedroom ground floor apartment with patio
- 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
- Owners private car park
- Great location close to the town centre & excellent transport links
- 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
- Landscaped gardens



Key Information

Service Charge (Year ending 31st August 2025):
£3,216.86 per annum.

Approximate Area = 467 sq ft / 43.4 sq m
For identification only - Not to scale

Ground Rent: £604.36 per annum. To be reviewed
September 2025.

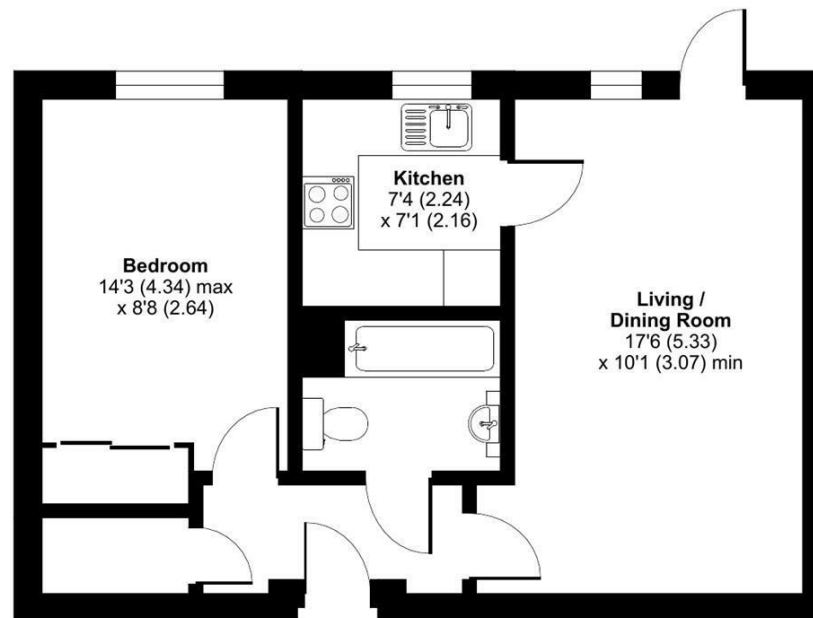
Council Tax Band B

125 year Lease commencing 2004

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, 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:

 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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