



Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

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# 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

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

Situated in a fantastic position in the development is this delightful one bedroom ground floor apartment with garden views. The property is presented in good order throughout and is conveniently located for the Owners Lounge and Entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio with lovely views of the communal gardens 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, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and light while also offering those lovely garden views.

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

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



# Features

- One bedroom ground floor apartment with patio
- 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
- Wellbeing suite
- 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.

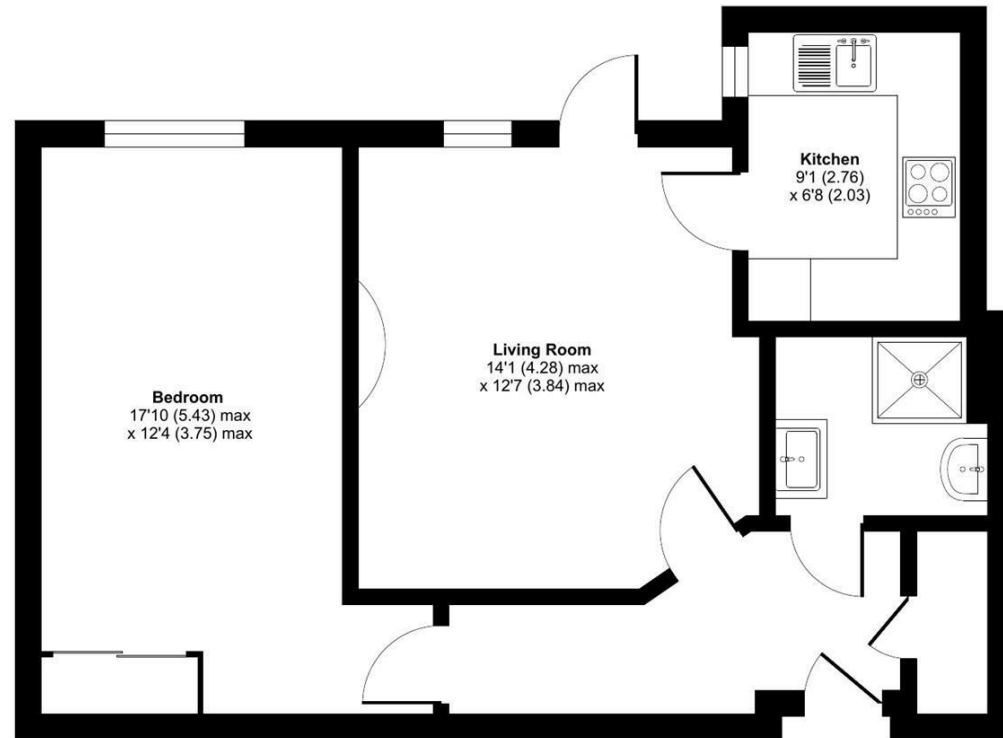
EPC Rating: C

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.

Approximate Area = 544 sq ft / 50.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1354107



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