



**Asking Price £190,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

18, New Poles Lodge 31 Maywood Crescent, Fishponds, Bristol, BS16 4FB

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# New Pooles Lodge

New Pooles Lodge is a delightful development of one and two bedroom retirement apartments located in the outer urban area of Fishponds in the north east of the city of Bristol. It is approximately 3 miles from Bristol city centre. It has two large Victorian era parks, Eastville Park and Vassell's Park. The River Frome runs through both parks, with the Frome Valley Walkway running alongside it. A restored mill can be found at Snuff Mills near the Vassells Park end of the river. It has retained its original waterwheel, which can still be seen and heard turning. Eastville Park has its own large boating lake, with central wildlife reserves. The High Street features many amenities including a chemist, post office, opticians and supermarkets including a Coop and Sainsburys local. There are plenty of shops and cafes within walking distance, and the Eastgate Centre with a large Tescos is 10 minutes away by car. Doctors' surgeries and dentists are all nearby.

Fishponds is mainly residential through which two main bus routes pass. The vibrant town offers excellent transport links to Bristol, Kingswood and Staple Hill. Bristol City Centre is easily accessible by bus or car, and the M32 is 10 minutes away with links to the M4 and M5. The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

New Pooles Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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.

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.

New Pooles 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.

New Pooles Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

**\*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN FISHPONDS\*\***

Situated in a wonderful position at the quiet rear of the development, lies this lovely one bedroom first floor apartment. The property offers deceptively spacious accommodation which is presented in fantastic order. The property has been fitted with brand new carpets and flooring throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample room for living and dining room furniture. Dual aspect windows provide lots of natural light and a french door opens to a Juliet Balcony.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in fridge, freezer, 4 ring electric hob and a built-in waist-height oven. A window allows for light and ventilation.

The Bedroom is a generous double room with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, a WC and a wash hand basin with vanity unit beneath and mirror cabinet above.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located off the Hallway.

This apartment simply must be viewed!



# Features

- One bedroom first floor retirement apartment
- Owners lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- Lift to all floors
- 24 Hour emergency Careline system
- Owners Car Parking and landscaped Communal Gardens
- 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 of the Guest Suites at all Churchill Living developments across the country.
- New carpets and flooring throughout



# Key Information

Service Charge (Year ending 31st May 2027): £3,664.84 per annum.

Ground rent £822.98 per annum. To be reviewed in June 2032.

Council Tax Band C

999 year Lease commencing 2018

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, Air Source heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

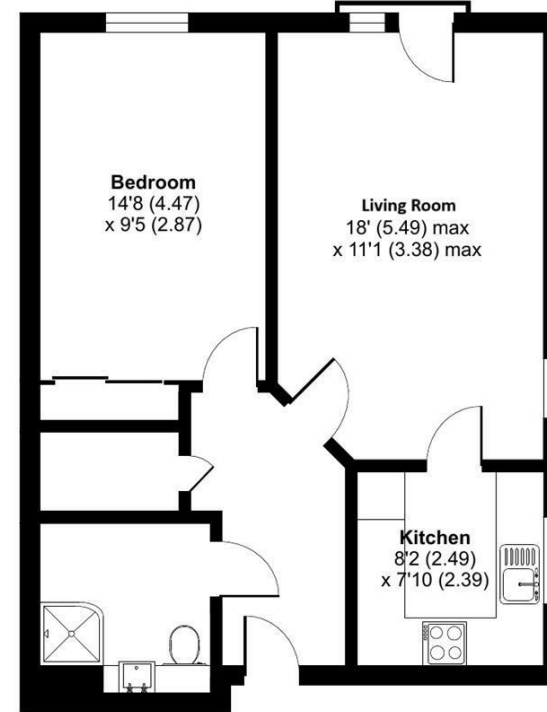
DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

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 = 573 sq ft / 53.2 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). © nñche.com 2025. Produced for Churchill Sales & Lettings Limited. REF: 1252726



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