



**Asking Price £99,500 Leasehold**

**1 Bedroom, Apartment - Retirement**

11, The Lodge School Road, Wrington, Bristol, BS40 5NA

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# The Lodge

The Lodge is a development of 23 apartments built in 1988 found just off of School Road and only yards from Wrington village centre. The village itself is renowned as one of the most attractive North Somerset villages, with a wide range of amenities centred around the main Broad Street, including pubs, general store, Anglican church and sports ground. In addition, there are lots of countryside walks in the surrounding area of the Chew Valley and the Mendip Hills.

The development manager is on hand throughout the day to support the residents and keep the development in perfect shape.

The Lodge has been designed with safety and security at the forefront. The apartment has an emergency monitoring system installed (Careline Support), monitored by the onsite Manager and 24 hours, 365 days a year by the Centra team.

The Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every apartment and owner.

The Lodge requires owners to be over the age of 55.



# Property Overview

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

**\*\*NEW CARPETS & FRESHLY PAINTED\*\***

Situated in a great position within the development of The Lodge is this delightful one bedroom ground floor apartment. The property benefits from a private patio with lovely garden views.

The living room offers ample space for living and dining room furniture. A French door opens to a private patio and windows provide lots of natural light.

The newly fitted kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is room for an oven and fridge/freezer.

The bedroom is a good sized double room with a built in wardrobe. A window keeps this lovely bedroom bright and airy.

The bathroom offers a bath tub with an overhead electric shower, a WC and wash hand basin with mirror cabinet above.

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

This apartment simply must be viewed!



# Features

- One bedroom ground floor apartment with private patio
- Owners' lounge with regular social events
- Part-time on-site manager available Monday to Friday
- Landscaped gardens
- On-site parking
- Guest suite for family and friends
- 24 hour Careline system for safety and security
- New carpets throughout
- Freshly painted



# Key Information

Service Charge (Year Ending 31st August 2026):  
£3,478.26 per annum.

Approximate Area = 496 sq ft / 46.1 sq m  
For identification only - Not to scale

Ground Rent: To be paid to Estates & Management.

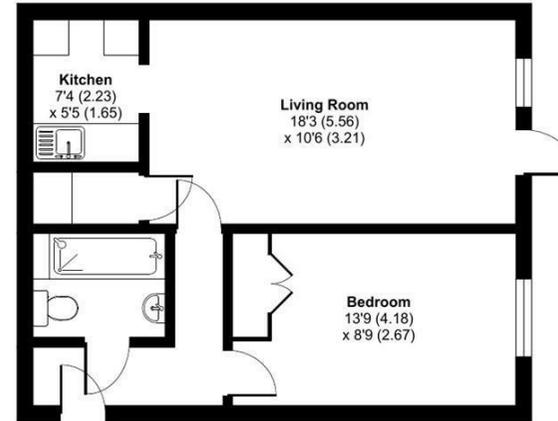
Council Tax: Band B

99 Year Lease Commencing 1st September 1987.

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 support system, buildings insurance, sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance & House Manager.

An exit fee of 0.5% is payable by the seller upon completion.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1422105

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.

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists