

£1,400 PCM

2 Bedroom, Apartment - Retirement

15 St Peters Lodge High Street, Portishead, Bristol, BS20 6PJ

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

15 St Peters Lodge

St Peter's Lodge is a development of 54, one and two bedroom retirement 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 of the Guest Suites at all Churchill Retirement 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 Retirement 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.







0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Property Overview

Welcome to St Peters Lodge, a charming retirement apartment located in the picturesque town of Portishead. This delightful property offers a comfortable living space, perfect for those seeking a peaceful and supportive community.

Spanning an area of 624 square feet, the apartment features a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for personalisation, allowing you to create a sanctuary that reflects your style and comfort. The apartment also includes a modern bathroom, designed with convenience in mind.

Built in 2006, St Peters Lodge combines contemporary living with the tranquillity of a retirement setting. The property is situated in a desirable location, offering easy access to local amenities, scenic walks, and the stunning coastline that Portishead is renowned for.

This apartment is not just a home; it is a lifestyle choice, providing a secure and friendly environment for those looking to enjoy their golden years. Whether you are downsizing or seeking a new beginning, this property presents an excellent opportunity to embrace a fulfilling and relaxed way of life.

Do not miss the chance to make this lovely apartment your new home in Portishead.







Features

- A two bedroom, ground floor apartment
- Great location close to the town centre & excellent transport links
- Owners private car park
- Lodge manager available 5 days a week
- Good decorative order
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- 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 Retirement Living developments across the country.
- Rent includes water & sewerage rates, & Careline system
- Communal gardens







Key Information

OVER 60's RETIREMENT LODGE

Council Tax Band C

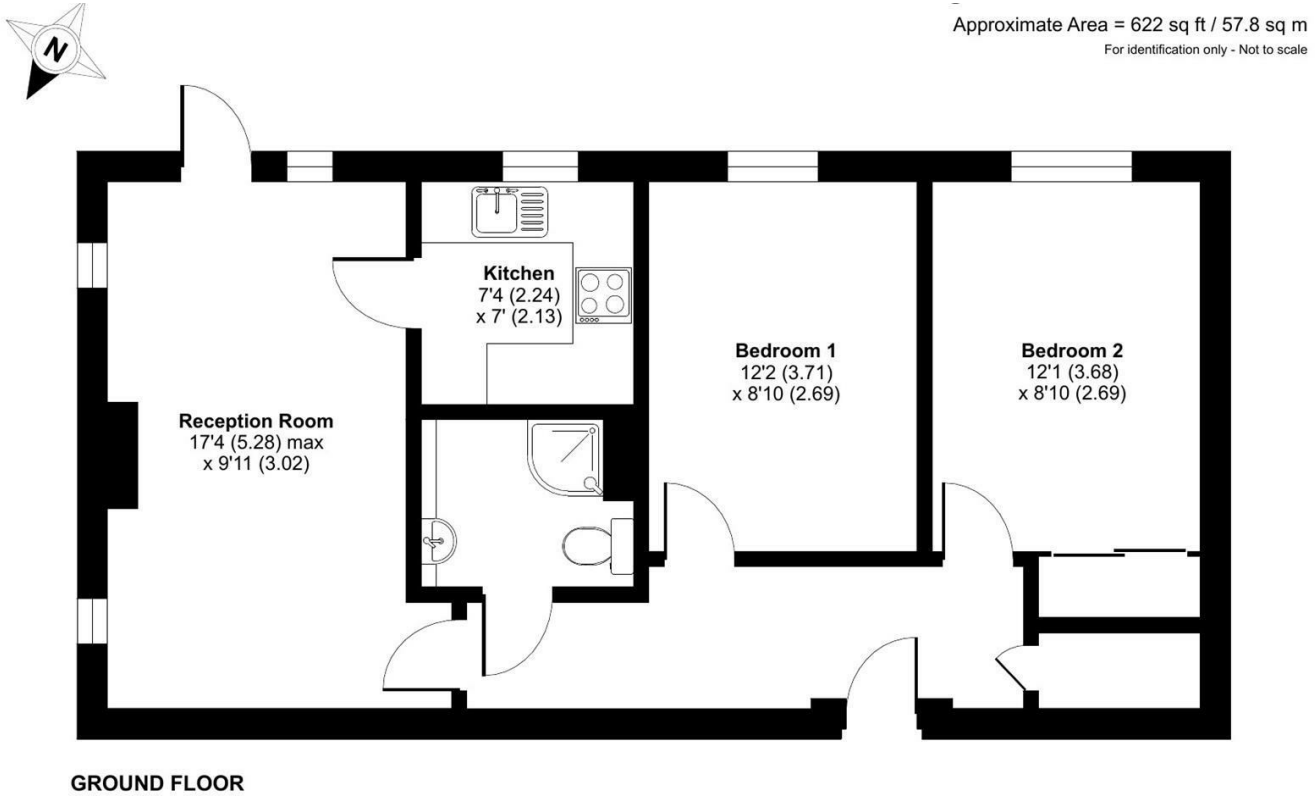
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

LANDLORD PAYS THIS: 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.

Security Deposit
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



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.



0800 077 8717

lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists