£1,595 PCM

1 Bedroom, Apartment - Retirement

14, Amelia Lodge Henleaze Terrace, Henleaze, Bristol, BS9 4AS

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Churchill
Sales & Lettings
Retirement Property Specialists

Amelia Lodge

Amelia Lodge is a stylish development of 33 one and two-bedroom retirement apartments, situated in the exclusive Bristol suburb of Henleaze. The Lodge has a super-efficient air source heat pump, which warms both the Lodge and the Apartments. The cost of this is included in the service charge.

Amelia Lodge is ideally located close to all local amenities. It is just a short walk to Henleaze Road, with its wide selection of both independent and specialist stores, including butchers, bakers and delicatessens, all providing locally sourced food.

Henleaze is well served by public transport, with frequent bus services to Bristol. By road, the A38 from the South, and the M32 from the North are the main roads to the city of Bristol, and by rail Bristol is at the hub of the national rail network in the West of England; First Great Western and other major train operators run local, regional and inter-city services from Bristol Temple Meads and Bristol Parkway Station. Bristol International Airport offers extensive flights both to domestic and worldwide destinations.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape, as well as arranging many regular events in the Residents' 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.

Amelia Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the on-site 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.

Amelia 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 resident.

Amelia 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

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Welcome to Amelia Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one-bedroom ground-floor apartment. The property is presented in fantastic order throughout and offered with no forward chain. This apartment is also conveniently located on the same level as the residents' lounge and guest suite.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A window provides lots of natural light.

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, washer/dryer, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required, and a window keeps this lovely bedroom bright and light.

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

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

Call us today to book your viewing at Amelia Lodge!

Features

- One bedroom ground floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Residents' lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Residents 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
- Rent includes heating & water & sewerage rates
- Call now to book your viewing

Key Information

OVER 60's RETIREMENT APARTMENT

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.

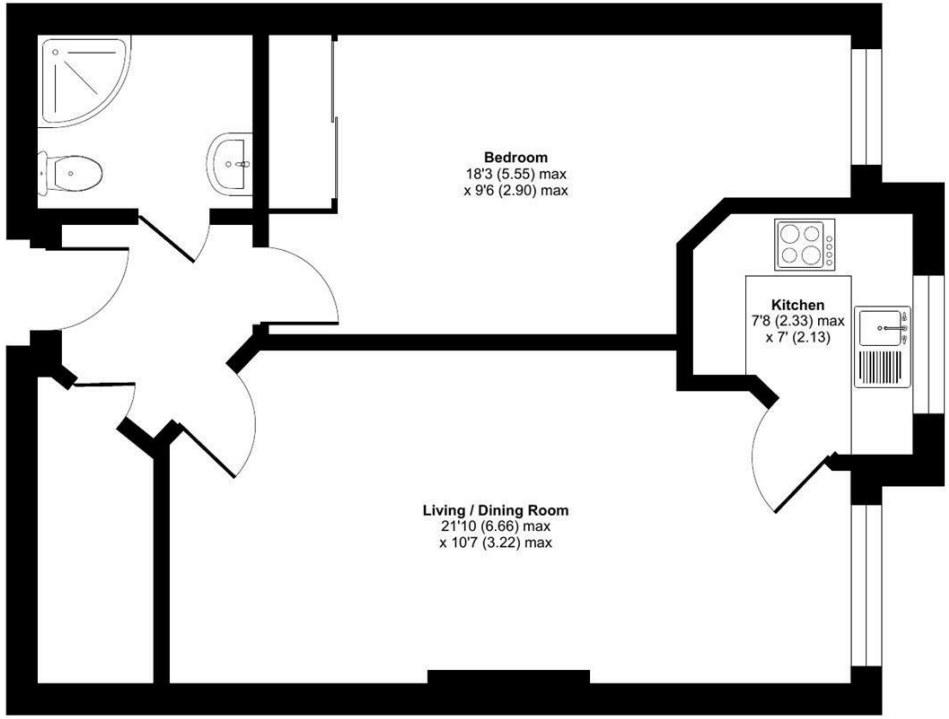
LANDLORD PAYS: Service charges include: Careline system, buildings insurance, air source heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

Security Deposit
A security deposit equal to 5 weeks' 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 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's 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).

Approximate Area = 541 sq ft / 50.2 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1396208

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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