Asking Price £250,000 Leasehold

1 Bedroom, Apartment - Retirement

53, Trewin Lodge Normandy Drive, Yate, Bristol, Gloucestershire, BS37 4FX

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

Churchill
Sales & Lettings
Retirement Property Specialists

Trewin Lodge

Trewin Lodge is a stunning development of 65 one and two-bedroom retirement apartments in Yate and is well located for the town centre. Yate Shopping Centre is just 500 yards away and provides excellent shopping as well as hairdressers, banks, pharmacies, coffee shops and a Post Office. Adjacent to the shopping centre is the library, several doctors' surgeries and a leisure centre whilst opposite the main centre is the Riverside Shopping Complex, benefitting from a six-screen Cineworld cinema, seven restaurants and stores. Within a mile of Trewin Lodge is the picturesque medieval market town of Chipping Sodbury with cafes, pubs, restaurants and independent shops.
Yate has several parks and many green open spaces close by whilst the surrounding countryside is ideal for walking or cycling.

Yate is eleven miles north of Bristol and benefits from excellent motorway connections with both the M4 and M5, regular bus routes to local towns and a railway station, which is on the main Bristol to Birmingham line.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Trewin 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 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.

Trewin 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.

Trewin Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

Property Overview

ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT

BRAND NEW CARPETS THROUGHOUT

This delightful one bedroom apartment is conveniently located for the lift and stairs, providing easy access within the development. The property is presented in fantastic order throughout and is offered with vacant possession and no onward chain.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A window provides natural light, and a door leads into 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, washer/dryer, fridge and frost-free freezer. The washing machine and oven have never been used and are in pristine condition.

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

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

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

Call us today to book your viewing!

Features

- One bedroom apartment
- Brand new carpets throughout
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- Owners parking & Lift to all floors
- 24 hour Careline system for safety and security
- Landscaped gardens
- 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
- No onward chain

Key Information

Service Charge (Year ending 30th November 2026)
£2,763.69 per annum.

Ground rent £575 per annum. Ground rent review date March 2030.

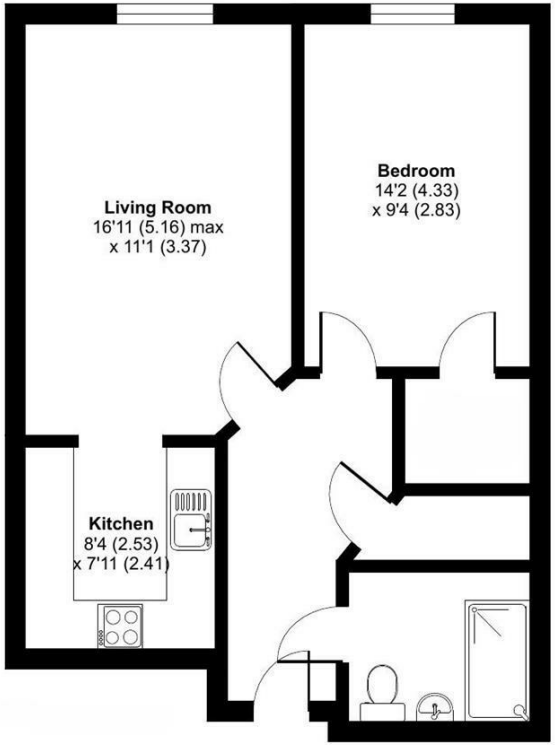
Council Tax Band B

999 year Lease commencing March 2020

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, communal cleaning, Ground Source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 572 sq ft / 53.1 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: 1538336

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

Churchill
Sales & Lettings
Retirement Property Specialists