



Apartment 27 St Peters Lodge, Portishead, BS20 6PJ
Guide Price £120,000

**GOODMAN
& LILLEY**



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Apartment 27 St Peters Lodge, Portishead, BS20 6PJ

A well-presented first floor retirement apartment offered with the advantage of no onward chain.

- Large Double Bedroom With Pleasant Outlook
- Retirement Complex
- Lift To All Floors
- Mature Surrounding Gardens
- First Floor Apartment
- No Onward Chain
- Well Presented Throughout
- Great Communal Facilities
- Residents Carpark On First Come First Served Basis

In brief, the light and airy accommodation comprises: entrance hall, walk-in storage cupboard, light-filled living room with dining area, kitchen, one double bedroom and a shower room which completes the internal footprint.

St Peters Lodge was constructed by Churchill Retirement Living with the vision of creating the best lifestyle choice for an independent, safe, secure and fulfilled retirement. The Lodge itself is set on the popular Portishead High Street meaning shops and amenities are all close by. As well as its great location, St Peters Lodge also has to offer; an on-site manager, residents lounge, lift services, laundry facilities, in house guest room, parking, care line service, secure camera entrance system and let's not forget the award winning communal gardens.

Tenure: Leasehold with an annual management charge of £2847.34 and an annual ground rent charge of £604.30.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Water, Electric, Mains Drainage, please note there is no gas to the property.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Accommodation comprising;

Entrance

Front door opening to entrance hall with doors opening to principal room, generous storage cupboard housing boiler, doors opening to all rooms and telephone entry system.

Lounge

Decorative living flame effect electric fireplace set in marble surround, electric storage heater, telephone point, TV point, ample space to position a dining room table and chairs, uPVC double glazed window to rear, door to:

Kitchen

Fitted with a matching range of modern wood fronted base and eye level units with worktop space over, stainless steel sink unit with single drainer, integrated fridge and freezer, fitted eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double window to side aspect, vinyl flooring.

Bedroom

With a uPVC double window to rear, double wardrobe with full-length mirrored sliding doors, electric panel heater, telephone point, TV point.

Shower room

Fitted with three piece modern white suite comprising; tiled shower enclosure with fitted shower and glass screen, vanity wash hand basin with storage under, low-level WC and heated towel rail, electric fan heater, extractor fan full height tiling to all walls.

Outside

Residents only parking can be found at the rear of

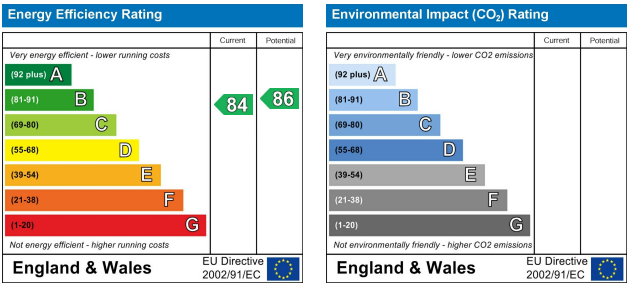
the building and its on a first come first served basis. The communal gardens are fully landscaped and maintained by gardeners employed by the management company. Further points include, secured carport with power which provides storage for mobility scooters.

Communal lounge

Your new home will provide all important security and privacy and the Owners Lounge delivers opportunities for socialising with your neighbours in a comfortable and easily accessible environment if you should wish to. The recently renovated Owner's Lounge is fully furnished but is ultimately an extra space that the Owners at St Peters Lodge can jointly make their own, it can also be used to serve any purpose which is jointly decided upon.

Guest Suite

St. Peters Lodge also has the added benefit of a guest suite. For a small fee family or friends can book the use of a double en-suite room on site, perfect for occasional visitors



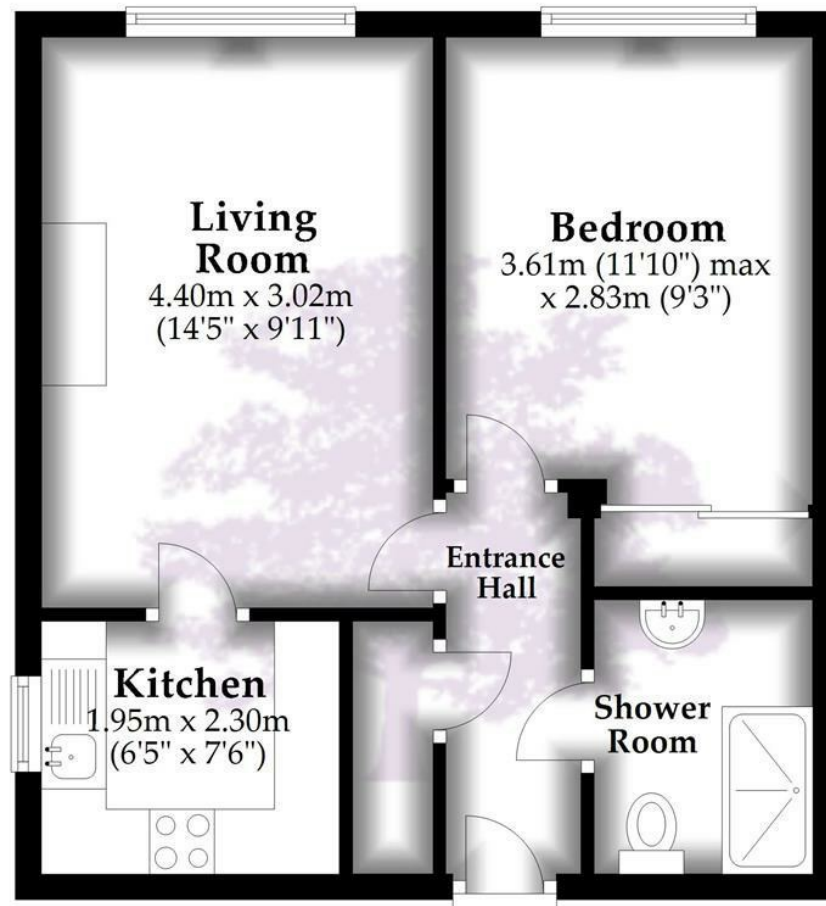
Portishead

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First Floor



Total area: approx. 38.4 sq. metres (412.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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