



GRANGE LODGE ST. PETERS ROAD,
PORTISHEAD, BS20 6QY

**GOODMAN
& LILLEY**



A WELL PRESENTED ONE BEDROOM, GROUND FLOOR RETIREMENT APARTMENT SITUATED WITHIN THE HIGHLY SOUGHT AFTER GRANGE LODGE DEVELOPMENT POSITIONED ONLY A SHORT STROLL FROM PORTISHEAD'S TRADITIONAL HIGH STREET.

Goodman & Lilley are delighted to be marketing this delightful one bedroom, ground floor apartment, located in the sought after Grange Lodge. Exclusively designed for the over 55's, Grange Lodge boasts independent living with the security of having an in-house lodge manager, a care line support system, a well-being suite, a communal lounge and a laundry room.

In brief, the property comprises; entrance hall, sitting/dining room, kitchen, master bedroom and shower room. Externally, the apartment benefits from a west facing patio, landscaped communal gardens and residents parking.

Goodman & Lilley anticipate a good degree of interest due to the apartments fantastic location, communal gardens in this desirable retirement complex. Call us today on 01275 430440 and talk with one of our friendly property professionals to arrange a viewing.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold with an annual management charge of £2,278 and an annual ground rent of £604.36.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Water, Mains Drains.

Accommodation Comprising;

Entrance Hall

Secure front door opening to the entrance hall, spacious with doors opening to all of the accommodation, electric storage heater, boiler cupboard with additional shelving, housing electric & boiler.

Sitting/Dining Room

Living flame effect electric fireplace set in marble effect surround, uPVC double glazed window to front, telephone and TV points, secure uPVC double glazed door opening to private patio area. Door to:

Kitchen

Fitted with a matching range of modern white fronted base and eye level units with drawers and worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer, a fitted eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to front.

Master Bedroom

Window to front, Storage cupboard, uPVC double glazed window to front aspect with fitted with a built-in double wardrobes with mirrored sliding doors and hanging rail.

Shower Room

Fitted with a three piece modern suite comprising; double tiled shower enclosure, low-level WC and vanity wash hand basin with cupboard under, chrome heated towel rail, extractor fan, full height tiling to all walls.

Store Room

Outside

Residents only parking can be found at the front of the building. The communal gardens are fully landscaped and maintained by gardeners employed by the management company.

Wellbeing Lounge

The Well-Being Suite provides health and beauty treatments on your doorstep, another key benefit provided. For a list of these treatments please see the Lodge Manager.

Owners 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 Owner's Lounge is fully furnished but is ultimately an extra space that the Owners at Grange Lodge can jointly make their own, it can also be used to serve any purpose which is jointly decided upon.

Laundry Room

The laundry room has been provided for your convenience, and is fitted with a number of washing machines and tumble dryers.

Guest Suite

The Guest Room provides Owners' guests with a warm and comfortable second home, in which they can enjoy their stay with friends or relatives. Located on the second floor, the twin bedded en-suite room allows your visitors to stay without the expense and inconvenience of booking a hotel (A nominal fee is charge for the use of the Guest Suite).

Safety & Security

A 24 hour emergency Care Line system is provided via a discreet personal pendant alarm and bathroom call point. In an emergency this system provides direct contact to either your Lodge Manager, when on duty, or a member of the Care Line team 24-hours a day, 365 days a year. A camera entry system is installed and can be operated via a standard TV set from your apartment. This allows you to view a visitor before letting them in at the main entrance door simply by changing channels on your TV set.

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- Ground Floor Retirement Apartment
 - Spacious Living Space
 - Allocated Parking Space
 - Communal Facilities
 - Lift Service
 - One Double Bedroom
 - Convenient & Quiet Location
 - No Onward Chain
 - Fantastic Community Feeling
 - West Facing Patio



GUIDE PRICE £169,950



Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 43.5 sq. metres (468.7 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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