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**Asking Price £125,000 Leasehold**

1 Bedroom, Apartment - Retirement

15, Peacock Lodge Manor Road, Fishponds, Bristol, BS16 2HX

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Peacock Lodge

Peacock Lodge is a beautiful development of 28 one and two bedroom retirement apartments located in the town of Fishponds. A beautiful and perfectly positioned retirement development, Peacock Lodge is ideally situated within a 5 minute, level-walking distance to the bustling town centre, where you can indulge in stylish independent shopping, cafes, restaurants and it is short drive to Snuff Mills community gardens and river. There are regular bus services 2 minutes' walk away, making it easy and convenient to visit the town centre.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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 Living developments across the country. Prices are available from the Lodge Manager.

The 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 secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Peacock 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.

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



# Property Overview

## **\*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment situated in the popular development in Fishponds. The apartment is bright and airy with no forward chain.

The Living Room offers ample space for living and dining room furniture with a feature electric fireplace.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, a 4 ring electric hob with extractor over, a fridge and a freezer.

The Bedroom is a spacious double room with a useful built in mirrored wardrobe and offers space for additional furniture, if required.

The Bathroom has a bath with overhead shower, a handrail, WC and wash hand basin with vanity unit beneath.

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



# Features

- One bedroom first floor apartment
- No forward chain
- Fully fitted kitchen with integrated appliances
- Fantastic position; 5 min level walking distance to shops, bus routes, Dr Surgery and Dentist
- Lodge Manager available 5 days a week
- 24 Hour Careline facility for safety and security
- Owners private car parking and visitors parking off the road
- Fully equipped laundry room
- Beautifully 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.



# Key Information

Service Charge (Year Ending 31st May 2027): £3,388.12 per annum.

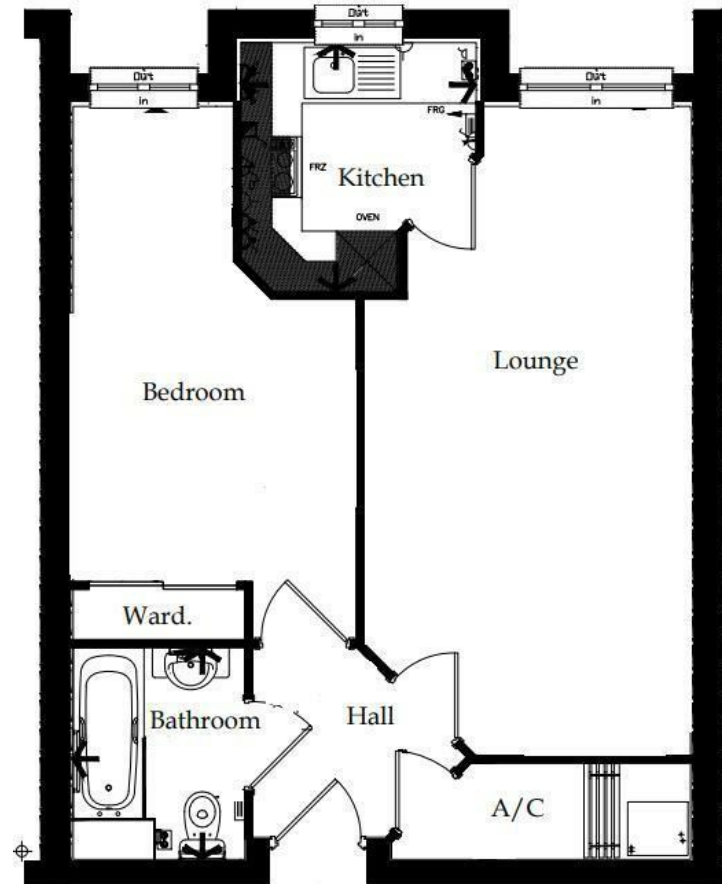
Ground Rent: £878.19. To be reviewed October 2029

Council Tax Band C

125 year Lease commencing 2008

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, heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



|           |                     |     |                      |     |
|-----------|---------------------|-----|----------------------|-----|
| Living    | Width 10'-7" [3225] | max | Length 21'-1" [6425] | max |
| Kitchen   | Width 7'-8" [2325]  | max | Length 8'-1" [2465]  | max |
| Bathroom  | Width 5'-8" [1735]  | max | Length 6'-11" [2100] | max |
| Bedroom 1 | Width 9'-2" [2800]  | max | Length 15'-5" [4705] | max |

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.



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