4 Trewin Lodge Normandy Drive, Yate, Bristol

- Retirement Complex
- Lounge/DIner with Door to Garden
- Shower Rom
- Lodge Manager Available 5 days a week, 24 hour Careline System for safety and security
- A Guest Suite is available for your friends and family to stay in
- Ground Floor Apartment
- Modern Fitted Kitchen with Integrated Appliances
- Bedroom with Walk in Wardrobe
- Owners Lounge & Coffee Bar with Regular Social Events
- No Upward Chain

£240,000

HUNTERS®
HERE TO GET *you* THERE

Situated in the charming area of Normandy Drive, Yate, Bristol, this nearly new retirement ground floor apartment offers a delightful living experience. Built in 2020, this property spans an inviting 581 square feet, making it an ideal choice for those seeking a comfortable and manageable home.

Upon entering, you are greeted by a welcoming entrance hallway, complete with a telecom entry system and a convenient storage cupboard. The spacious lounge/diner is a highlight of the apartment, featuring a door that opens directly to a lovely side garden, perfect for enjoying the fresh air. The modern kitchen is equipped with built-in appliances, ensuring that cooking and entertaining are both enjoyable and effortless.

The apartment comprises one well-proportioned bedroom, which boasts a walk-in wardrobe, providing ample storage space for your belongings. The shower room is stylish and functional, catering to all your needs.

Residents of Trewin Lodge benefit from communal facilities and the support of a dedicated house manager, enhancing the sense of community and security. This property is offered for sale with no upward chain, allowing for a smooth and straightforward purchasing process.

With its close proximity to local amenities, this apartment is not only a comfortable home but also a convenient one. Whether you are looking to downsize or seeking a peaceful retirement retreat, this property is sure to impress. Do not miss the opportunity to make this delightful apartment your new home.

Entrance Hallway
Walk in cupboard, doors into

Lounge/Diner
19'8" x 11'2"
Double glazed door with matching window, Tv point, electric feature fireplace, panelled heater, door into

Kitchen
8'6" x 8'2"
Range of matching wall, drawer and base units with under lighting and work surface over, stainless steel sink unit with mixer tap over, part tiled walls, built in electric oven, electric hob with extractor hood over, integrated appliances to include fridge/freezer and washing machine.

Bedroom
16'5" x 9'4"
Double glazed window, panelled heater, walk in wardrobe with light.

Shower Room
White suite comprising tiled shower cubicle, vanity wash hand basin with mirrored cupboard above, concealed cistern WC, heated towel rail, extractor fan.

Agents Note
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’’

Trewin Lodge
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 of 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.

Service Charge (Year ending 30th November 2026) £2,764 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.

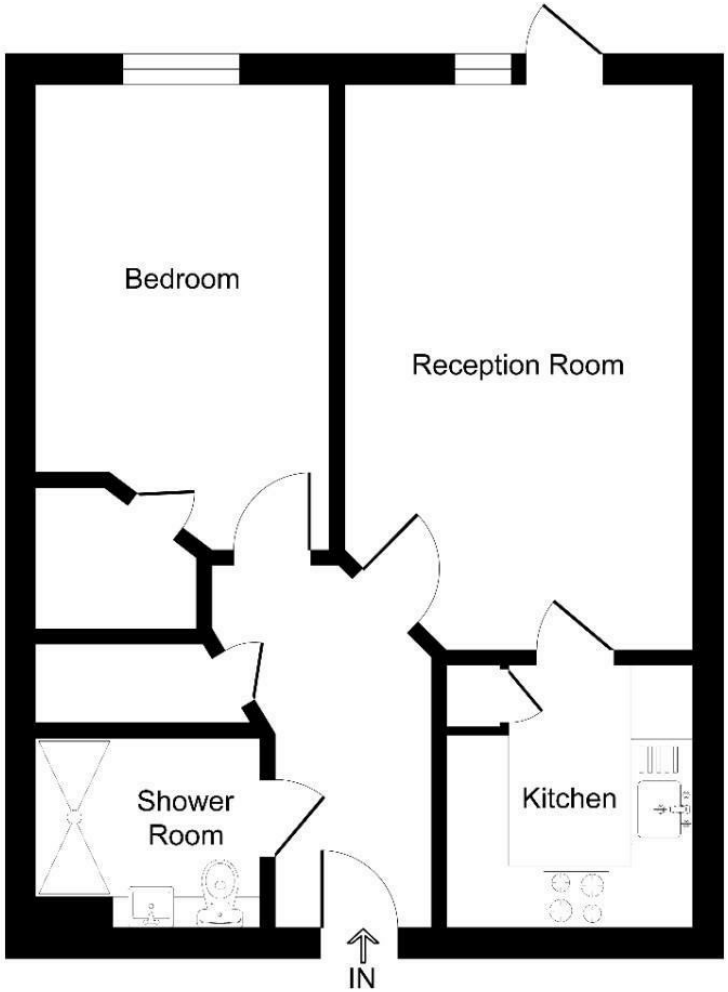
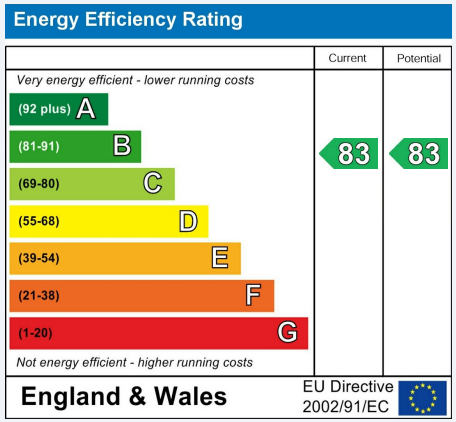


Illustration for identification purposes only, measurements are approximate, not to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman