



64 Trewin Lodge Normandy Drive, Yate, Bristol

- Retirement Complex
- Modern Fitted Kitchen with Integrated Appliances
 - Shower Room
- Owners Lounge & Coffee Bar with Regular Social Events
- A Guest Suite is available for your friends and family to stay in
- Largest 1 Bedroom Apartment with Walk in Wardrobe
 - Lounge/Diner with Juliete Balcony
- Lodge Manager Available 5 days a week, 24 hour Careline System for safety and security
 - Lift to all floors
 - No Upward Chain

£280,000

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HERE TO GET *you* THERE

****LARGEST ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY****

Situated in a fantastic westerly position in the development is this delightful one bedroom apartment conveniently located near the stairs and lift.

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 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.



Entrance Hallway

Walk in cupboard (8'6" x 4'2"), doors into

Lounge

23'9" x 11'1" - 8'6"

Double glazed door with matching window and Juliet balcony, electric feature fireplace, TV point, two panelled heaters.

Kitchen

10'10" x 7'10"

Double glazed window, 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, wood effect flooring, ceiling spotlights.

Bedroom

17' x 9'4"

Double glazed window, panelled heater.

Walk in Wardrobe

Fitted with hanging rails, shelving and light.

Shower Room

7'5" x 6'1"

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"

About 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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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