



Flat 19 St Peters Lodge, High Street, Portishead, Bristol, Somerset, BS20 6PJ

Asking Price: £245,000



- Retirement Apartment Over 55's
- Careline Monitoring System that's included in the annual fees
- Two Double Bedroom Apartment

- Ground Floor
- Direct Garden Access From The Living Space
- Communal Lounge

- On Site Manager
- First Come First Served Parking
- Immaculate Communal Gardens
- No Onward Chain





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Property description:

Offered with no onward chain, this spacious ground floor retirement apartment features a welcoming entrance hall with useful storage, two generous double bedrooms with built-in wardrobes, and a large living space with direct access to the communal gardens. The property also benefits from private outdoor space, access to a range of communal facilities, and direct access to the award-winning communal gardens within this highly regarded development.

Living Accommodation:

The property offers fantastic living accommodation, centred around a larger-than-average lounge/diner that has recently been redecorated. This bright and inviting space features a focal point fireplace and provides ample room for both living and dining furniture. A glazed door leads through to the kitchen, while a glazed door window overlook and provide direct access to not only your private patio but also the beautifully maintained communal gardens, allowing plenty of natural light to flood the room. The separate kitchen enjoys a practical yet connected layout, with a glazed door from the living space creating an open feel while retaining separation between the rooms. Fitted with a comprehensive range of wall and base units, the kitchen offers excellent built-in storage alongside integrated appliances, including an eye-level oven. A rear-facing window enjoys pleasant views over the communal gardens, further enhancing the bright and airy feel of the space.

Bedrooms:

Bedroom One is a generously proportioned double bedroom featuring a range of built-in wardrobes with mirrored sliding doors. A rear-facing window overlooks the beautifully maintained communal gardens, creating a pleasant outlook, while the room provides ample space for additional bedroom furniture and storage. Bedroom Two is equally well-proportioned and benefits from ample space for freestanding wardrobes. A window to the rear also enjoys attractive views across the communal gardens, providing a bright and peaceful setting. Both bedrooms are served by a modern shower room fitted with a large double shower enclosure, wash hand basin, and WC.

Communal facilities:

A welcoming residents' lounge provides a sociable space where regular events and activities are held, creating opportunities to meet and enjoy the company of fellow residents. There is also a communal laundry room equipped with washing machines and tumble dryers, available for residents to use at no additional cost. For visiting family and friends, the development offers a guest suite which can be booked in advance, subject to a charge. There is also monitored carelink included in the management charge. Externally, residents can enjoy the beautifully maintained, award-winning communal gardens which surround the building, providing attractive seating areas and peaceful spaces to relax throughout the year.

Material Information:

Leasehold property

Lease Length 125 years from 2004

Ground Rent £975.36 Per Annum

Management Charge £4250.72 Per annum payable 6 monthly

Council Tax Band C (£2,296.64 as of 2026/2027)







VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

Tel. No: 01275 849362

E-mail: infoportishead@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

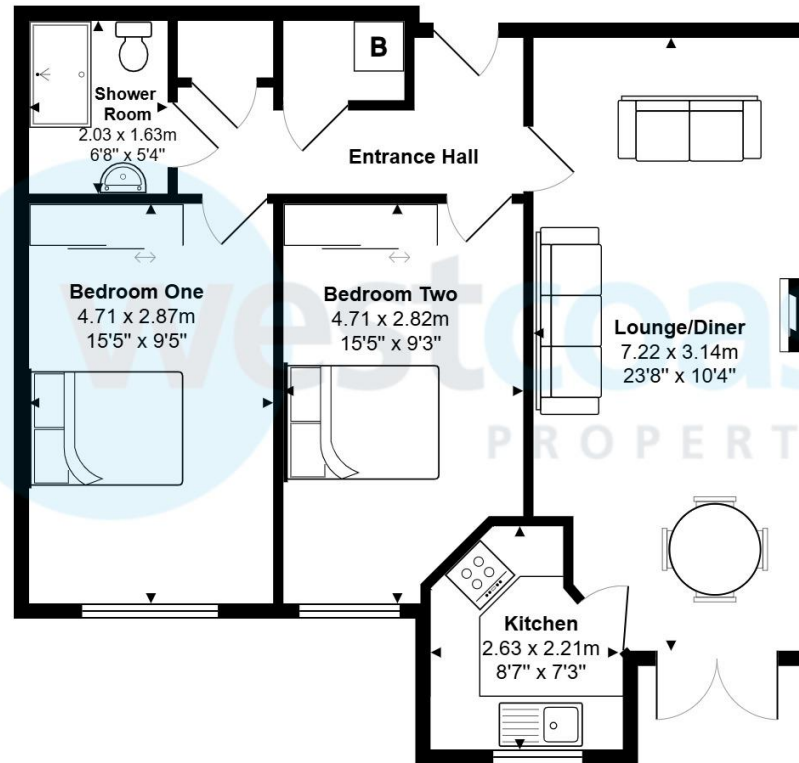
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does

not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Ground Floor

Total Area: 66.4 m² ... 714 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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