

£199,995
Leasehold



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Summary of Property

Sapphire Lodge is a unique development built in 2016 to a high specification for the retirement market aged 60 and over. Certainly the place to live if you are looking for an independent living lifestyle. Sapphire Lodge offers you beautiful managed surroundings, with an Owners Lounge with coffee bar, Guest Suite available at a small charge, landscaped gardens and lovely communal hallways and a lift to all floors. Number 3 Sapphire Lodge is a one Bedroom ground floor apartment boasting garden views and benefitting a southerly aspect.

Room Descriptions

Communal Area:

Main Door Access

Level access from the front path with well-lit security lighting, intercom camera access and electrically operated main door opens onto an entrance vestibule which in turn has electrically operated door opening onto the Owners Lounge. Apartment 3 is located on the ground floor.

Peace of Mind Security

The apartment like all others is fitted with a 24 hour emergency careline which is fully managed and included in the management fee. There is also camera entry system from the main door and can also be set up to any television in your apartment to view your callers. Fire and smoke detection systems installed to all apartments plus the communal areas, all connected to the careline.

Owners Lounge & Coffee Bar

The owners lounge is very welcoming with superb decor and modern furniture with a feature fireplace and television. A perfect place to socialise with other residents and friends. Events are arranged on a frequent basis but not compulsory to join in. There is also a Guest Lounge should you wish which can also be hired for special occasions and a small charge.

Communal Hallways

The halls are superbly decorated and clean with notice boards, access door to the gardens and the four person lift provides access to all floors.

Beautiful Landscaped Gardens

The landscaped gardens are beautifully presented and surround the main building and offer relaxing walks through the gardens or you can sit and enjoy the sun at one of the many sun or patio areas, there is also a pergola with timber decking. Around the vast grounds are a variety of colourful flowers and shrubs, trees, pathways and long lawns.

Exterior

There is a timber built structure used for storage of electric mobility scooters and electric points, refuse building both accessed from the main building and double doors to the front car park.

Parking

The parking is available on a first come first serve basis from the front and rear car parks.

Lease and Management Charges

The duration of the lease is 125 years from the 1st of May in 2016. Management and Ground Rent charges are payable. Half yearly charges are as follows;

Service charge - £2015.91 (£4,031.82 per annum)

Ground rent - £287.50 (£575.00 per annum)

Radiator heating is included in the management charge.

Apartment 3

Entrance Hall

Entered via composite door. Large built in storage cupboard containing electricity fuse board, hot water tank, light and power. Doors to Living Room, Bedroom and Bathroom.

Living Room

18' 6" x 10' 6" (5.64m x 3.20m)

Electric panel heater. UPVC double glazed French doors to private patio area. Door to Kitchen.

Kitchen/ Breakfast Room

Fitted with a range of wall and base units with work surfaces over. Inset stainless steel sink and drainer, tiled splash backs and pelmet lighting. Built in electric oven, hob and extractor. Integral Zanussi fridge, freezer and washing machine. Laminate flooring.

Bedroom

17' 5" x 9' 0" (5.31m x 2.74m)

Built in double wardrobes with sliding mirrored doors. Electric panel heater. UPVC double glazed window to rear.

Shower Room

Tiled and fitted with a white suite comprising: shower quadrant with thermostatic shower, a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and extractor fan.

Tenure & Council Tax Band

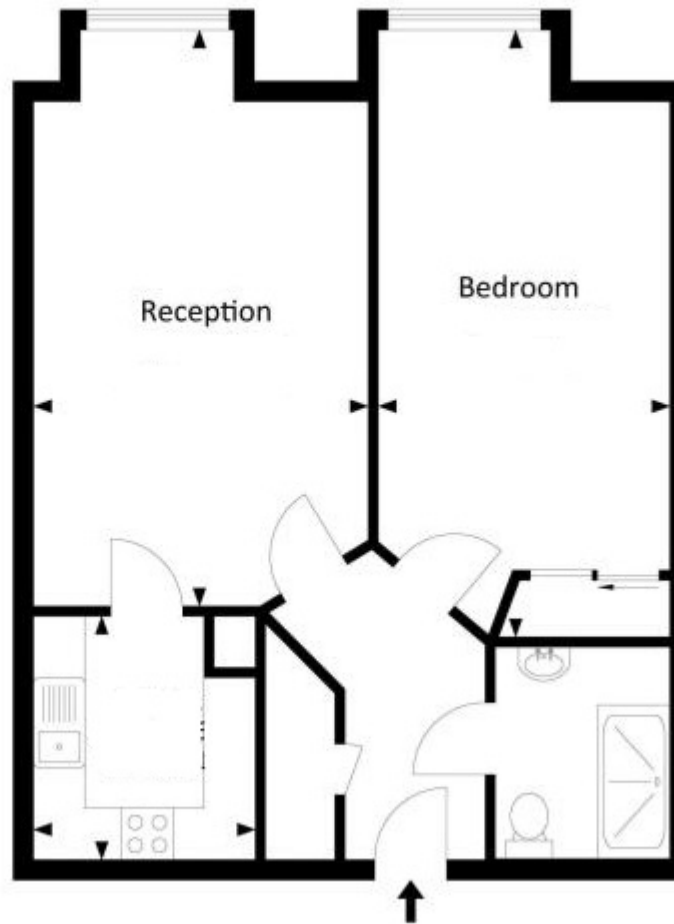
Tenure: Leasehold

Council Tax Band: C



**Sapphire Lodge,
Christchurch Close, Nailsea**

Approx. Gross Internal Area
516.2 Sq.Ft - 48 Sq.M



For illustrative purposes only. Not to scale.
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.