

Grange Lodge, St Peters Road, Portishead. BS20 6QY

£175,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to present a well-presented, one double bedroom, ground floor retirement apartment situated within the highly sought after Grange Lodge Development positioned only a short stroll from Portishead's Traditional High Street.

Exclusively designed for the over 55's, Grange Lodge boasts independent living with the security of having an in-house lodge manager, a care line support system, a well-being suite and a communal lounge and laundry room.

In brief the property comprises: entrance hall, lounge/diner, kitchen, one bedroom and shower room. Externally the apartment benefits from landscaped communal gardens and residents parking.

Appointed agents House Fox anticipate a good degree of interest due to the apartments fantastic location, communal gardens in this desirable retirement complex. Call us today on and talk with one of our friendly property professionals to arrange a viewing.

FEATURES

- WALK THROUGH VIDEO TOUR AVAILABLE
- Ground Floor Retirement Apartment
- 21ft lounge/diner
- Modern kitchen & bathroom
- Double bedroom
- Ample Storage Space
- Well Established Communal Grounds & Gardens
- Door direct to the apartment if required
- Walking Distance to High Street
- EPC -C



ROOM DESCRIPTIONS

Accommodation Comprising:

Outside

Entrance Hall

11' 2" x 4' 3" (3.40m x 1.30m)

Secure front entry door opening to the entrance hall, spacious with doors opening to all of the internal accommodation, electric storage heater, boiler cupboard with additional shelving, housing combination boiler.

Private Residents car parking can be found at the front of the building upon entry. The communal gardens are fully landscaped and maintained by gardeners employed by the management company.

Living / Dining Room

10' 3" x 21' 8" (3.12m x 6.60m)

Spacious living space with feature electric fireplace set in marble surround, uPVC double glazed window and door combination to front, telephone and TV points, open plan to:

Kitchen

7' 8" x 7' 0" (2.34m x 2.13m)

Fitted with a full matching range of modern base and eye level units with drawers and worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer, fitted eye-level electric oven, built-in four-ring electric hob with extractor hood over, uPVC double glazed window to front aspect overlooking front gardens.

Bedroom One

10' 1" x 12' 11" (3.07m x 3.94m)

Generous main bedroom suite; uPVC double glazed window to front aspect with a built-in double wardrobes with mirrored sliding doors and hanging rail.

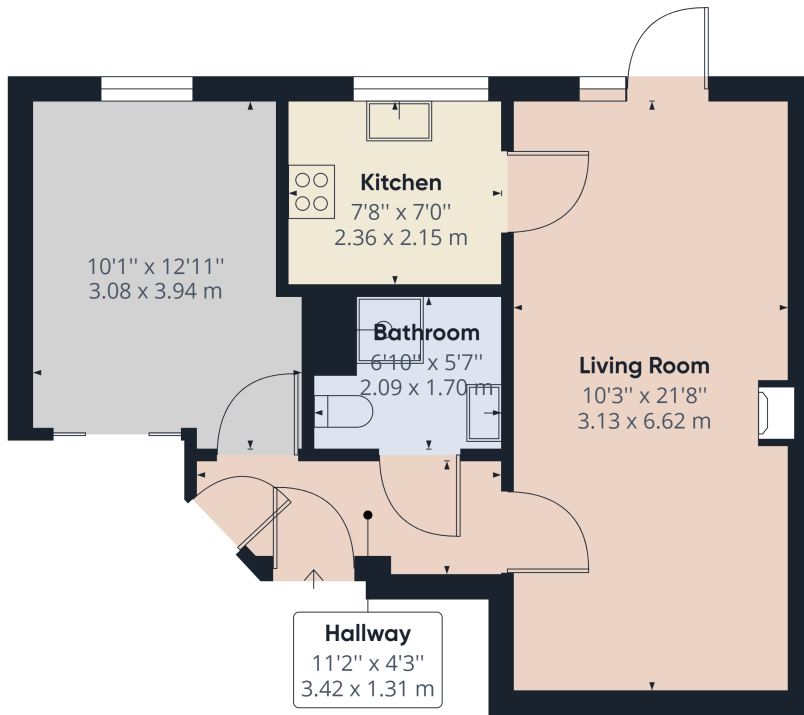
Shower Room

6' 10" x 5' 7" (2.08m x 1.70m)

Fitted with a three-piece modern suite comprising; double shower enclosure, low-level WC and vanity wash hand basin with storage space under, chrome heated towel rail, extractor fan, tiling to surround all walls.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
482.21 ft²
44.80 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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