



14 The Lodge
Wrington, Bristol, BS40 5NA

Robin King | Estate Agents

14 THE LODGE, WRINGTON, BRISTOL, BS40 5NA

First floor 2 bedroom apartment with lift access in a highly regarded over-55s complex with various communal areas including wonderful gardens, conveniently situated for access to the extensive amenities of Wrington, a highly regarded North Somerset village

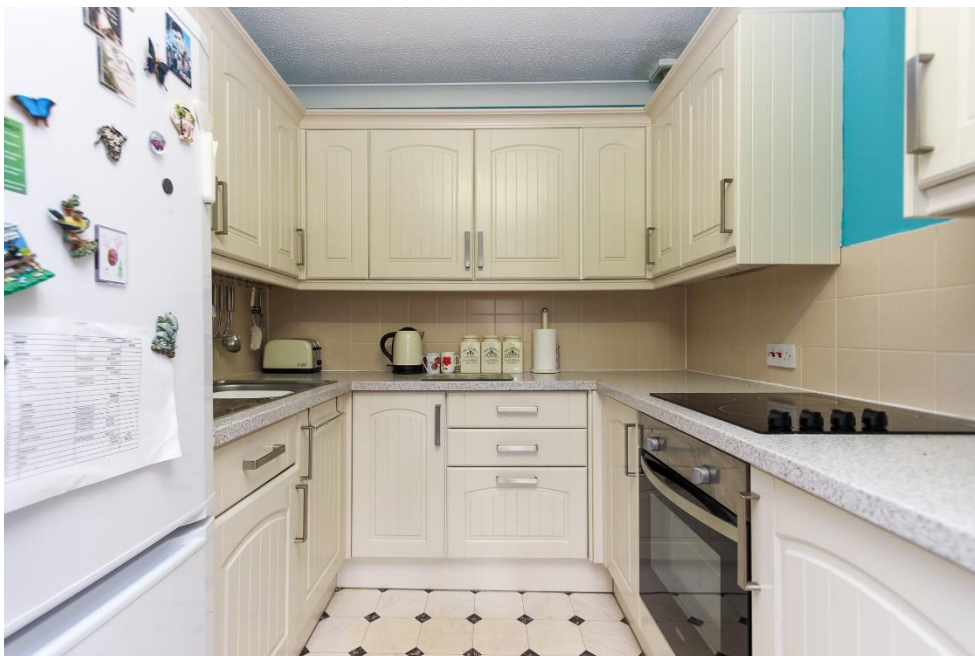
Approx 580 sq ft including 2 bedrooms, well planned kitchen and smart contemporary shower room • LIFT access • Communal facilities including attractive gardens, residents' lounge with kitchen and spacious laundry • Residents' parking • Part time (non-resident) warden • Careline alarm service • Visitors' guest suite • Yatton station within 4.4 miles for mainline railway services – Paddington from 114 mins • M5 access within 8.5 miles at Jct 20 (Clevedon) or Jct 21 (St George's) • Bristol Airport 4.3 miles (all distances approx.) • Excellent village amenities • NO ONWARD CHAIN

Constructed in the late 1980s The Lodge is a popular residential development for over 55s, conveniently situated for access to extensive Wrington amenities. The accommodation sits in an elevated location just off School Road, surrounded by attractive, well maintained communal gardens, with ample (non-allocated) residents' parking.

Number 14 is a beautifully presented first floor, apartment accessible via a lift or stairs, with fresh, neutral décor throughout and a good sense of space. There is excellent hallway storage space, with 3 good sized cupboards, plus overhead loft storage if required.

The light and airy sitting/dining room is a good size, with a large window and an electric “coal” effect fire inset into an attractive stone fireplace. Off the sitting/dining room is the well planned, modern kitchen with a good range of wall and base units, an integrated cooker and a ceramic hob, plus space for a fridge/freezer.

The 2 bedrooms are both a good size, one single and one double, each with a cupboard. The contemporary shower room is neatly fitted with an electric shower in a spacious enclosure.





Communal facilities – the spacious communal lounge area is used for regular coffee mornings and occasional events, and nearby there is also a useful communal kitchen. The impressive ground floor laundry includes 2 (new) washing machines, 2 tumble dryers and ironing facilities, and there is a spacious recycling/bin room. The extensive gardens incorporate a BBQ area and provide many places to sit and enjoy the wonderful surroundings, and there is ample unallocated parking.

Location – Wrington is a thriving village community some 12 miles south west of Bristol, with an extensive range of shops, cafes, pubs, pharmacy and a post office along with churches and an active community hub. Surrounded by beautiful countryside there are lovely nearby walks, and activities including golf and fishing. Bristol Airport is within 4.3 miles and mainline railway services are available within 4.4 miles from Yatton – Temple Meads from 16 mins, Paddington from 114 mins. Access to the M5 is within 8.5 miles from either Junction 20 (Clevedon) or Junction 21 (St George's).

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – From our office take the A370 Bristol Road, and having passed the hand car wash turn right onto Wrington Road, and continue for approx. 2.3 miles during which Wrington Road becomes West Hay Road and High Street. As you enter Wrington village, turn left onto School Road and The Lodge is shortly after the turning on the left hand side, with off-street parking.

SERVICES – Mains electricity and drainage, night storage heating and electric water heating

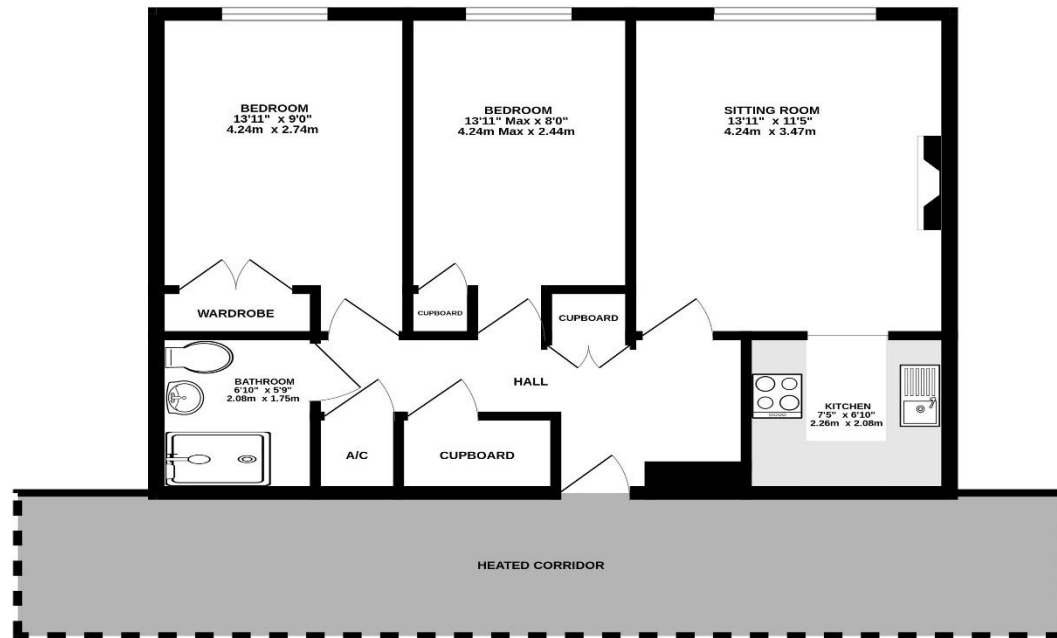
EPC RATING – C

TENURE – Leasehold - 63 years remaining

SERVICE CHARGE: £4247.10 pa (£2,123.55 payable every six months, in advance)

GROUND RENT: £164.92 pa (£82.46 payable every six months, in advance)

FIRST FLOOR FLAT



TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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