



Flat 12

The Lodge, School Road, Bristol

First-floor retirement apartment in the popular village of Wrington, offering two double bedrooms, light lounge, fitted kitchen, shower room, communal gardens, laundry, sociable lounge and private guest bedroom.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Mains Water, Sewerage, Electric

- Retirement Flat in Village Location
- Kitchen
- Lounge with Dining Area
- Bathroom
- First Floor Apartment
- Communal areas include common room and laundry room
- Communal Parking
- Lift available
- No Onward Chain
- Management charge payable





Flat 12

The Lodge, School Road, Bristol

Built in 1988 this first floor retirement apartment is situated in the popular village of Wrington and is decorated in a neutral palette, ready for you to make your own. The flat has a lovely open aspect over the communal gardens and offers luxury living for the over 55's with the added benefit of some communal facilities including a laundry room. This thoughtful development offers the best of both worlds - independent living with social opportunities on hand when desired, plus the security of a manager on hand.

The flat features a spacious hallway with storage and airing cupboard leading to a light, airy lounge with room for a dining table. The kitchen, accessed from the lounge, offers a good range of wall and base units with electric oven and hob.

There are two bright double bedrooms, one with built-in wardrobes. The second bedroom is currently used as a reception room with an electric fire and surround, which could easily be moved to the lounge. A generous shower room with walk-in shower completes the accommodation.

Communal gardens are well maintained as part of the service charge, with additional facilities including a laundry room, sociable lounge and a guest bedroom available at a nominal charge.

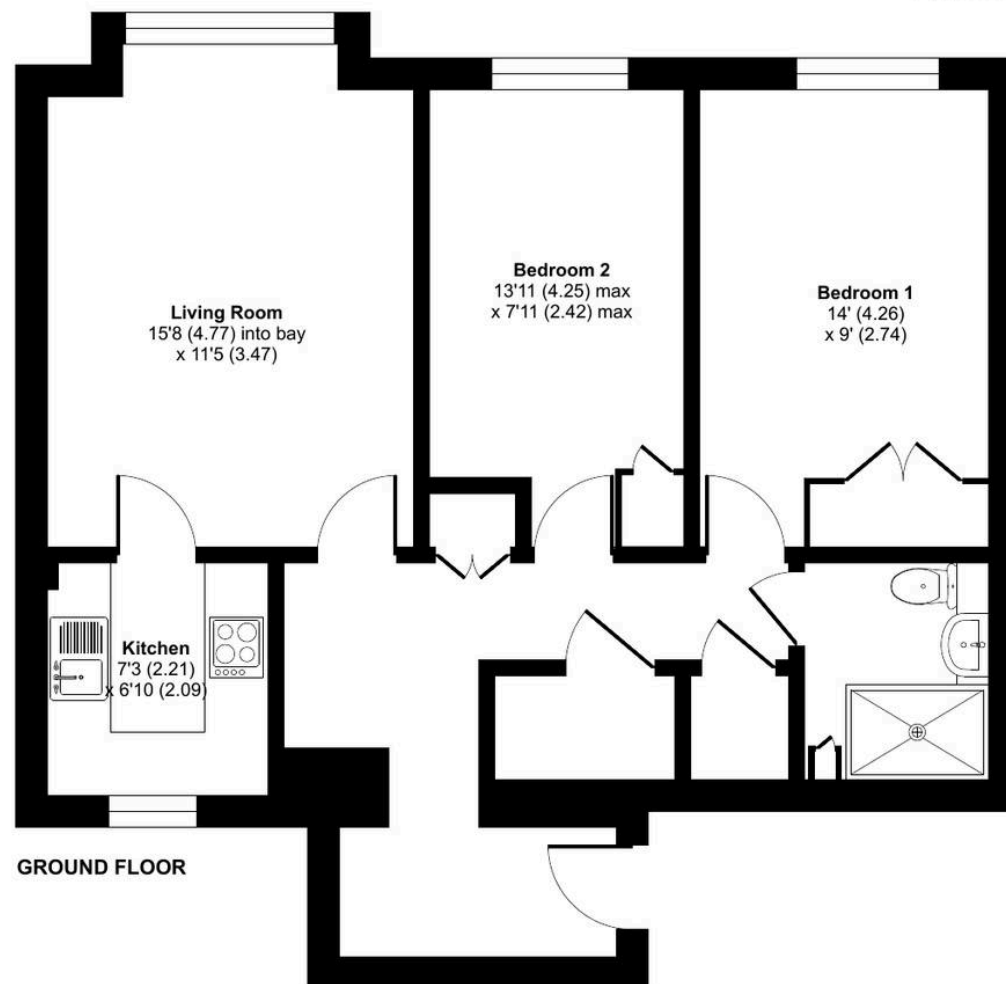
Wrington is renowned for its excellent amenities and is around 11 miles south-west of Bristol, with easy access to the M5 (J20 & J21), Bristol Airport and Yatton mainline station, both within 4 miles.



School Road, Wrington, Bristol, BS40

Approximate Area = 691 sq ft / 64.1sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1388143

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.