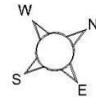
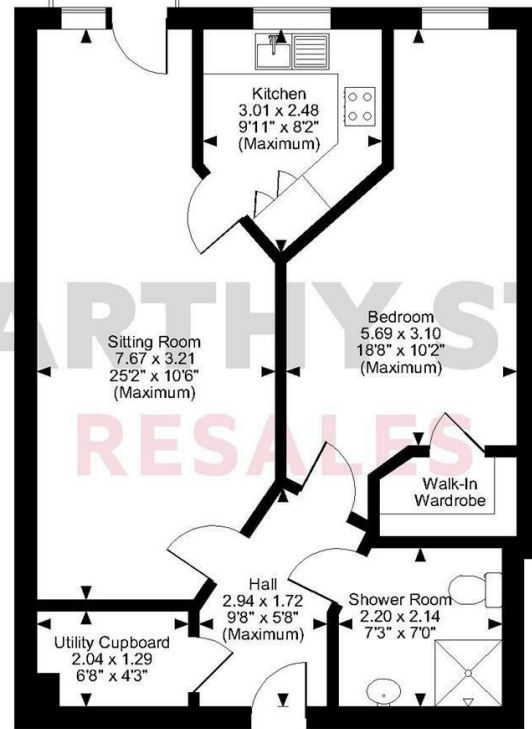


The Pottery, Kenn Road, Clevedon  
Approximate Gross Internal Area  
629 Sq Ft/58 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

**34 THE POTTERY**  
169 KENN ROAD, CLEVEDON, BS21 6GA



## COUNCIL TAX BAND: New Build



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>90</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Having barely been lived in, this first floor apartment is in immaculate condition and offers a Juliet Balcony off the living room. The Pottery offers stunning communal spaces including a bistro, homeowners lounge, wellness suite and landscaped communal gardens, all easily accessible via the lift service.

**ASKING PRICE £309,950 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# THE POTTERY, KENN ROAD, CLEVEDON

1 BED | £309,950

## THE POTTERY;

Situated in an attractive coastal town of Clevedon, this Retirement Living PLUS development will offer you the opportunity to maintain your independence in a home you own, while receiving that little extra care and support you need. Within this quaint seaside town in Somerset, you'll find a whole host of amenities and facilities within a picture-postcard setting.

In addition to the Estates Manager - who oversees the development's running - the development is staffed 24 hours a day. Our trained and dedicated team will provide whatever support you need as part of your individually tailored care package. The care we provide is totally flexible and so you'll only receive and pay for the care that you need. Homeowners also receive 1 hour of domestic assistance each week that is included within the service charge - you choose what chores you'd like us to help out with.

There is an on-site bistro serving great-value, high-quality meals every day - an easy option perfect for when you don't feel like cooking. Other features include, lifts to all floors, a wellness suite, beautiful landscaped gardens and the social lounge that sits at the development's heart, providing a comfortable space for you to socialise with your fellow homeowners and friends & family.

## THE LOCAL AREA;

Clevedon is a picturesque Somerset town on the banks of the Severn Estuary. As well as a town centre offering a unique selection of quirky shops alongside high-street favourites, the waterfront provides all you could want from a typical English seaside town.

The town's pier, a Grade I listed building, is hailed by some as England's most beautiful pier. Nearby you'll find a variety of stylish cafes and restaurants, and a stroll along the promenade provides stunning views over glistening pebble beaches and out across the estuary. Clevedon is also home to some charming ornamental gardens and an elegant Victorian bandstand, where you can enjoy performances throughout the summer. Curzon cinema is another of Clevedon's highlights. One of the oldest purpose-built cinemas in the world that is still in working order, you'll feel as though you've travelled through time as you step through its doors. Enjoy the newest blockbusters, classic films and screenings of live performances as part of an experience that you'll not forget in a long time. What's more, on the seafront you'll find Clevedon Promenade Bowling Club, a friendly club that always welcomes new members. As well as lawn bowling throughout the summer months, with both friendly and competitive games held regularly, the club often hosts social events such as coffee mornings, quiz nights and bingo.

And further north along the Clevedon coastline is Clevedon Golf Club. Having celebrated its 125th anniversary in 2016, the course is highly regarded in Somerset and offers fantastic views across the estuary. Welcoming both visitors and new members alike, the club

boasts extensive facilities, including a driving range, practice greens and a stylish clubhouse housed in a Grade II Listed converted farmhouse.

Situated on Kenn Road in Clevedon, this development benefits from a bus stop immediately outside and a Tesco Superstore 0.1 miles away.

You'll also find a Lidl, a Boots, a cinema, several banks and a choice of coffee shops 0.6 miles away on Old Church Road.

Just 1 mile from the development is Clevedon Salthouse Park and Marine Lake. Additionally, Clevedon Golf Club is 2.2 miles away.

## ENTRANCE HALL;

Solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

## LIVING ROOM;

A very light and airy living room with glazed window and door opening out to a Juliet balcony with a green, leafy outlook. Feature glazed panelled door to kitchen.

## KITCHEN;

Double-glazed window. Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drain unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, and concealed fridge and freezer.

## DOUBLE BEDROOM;

Double glazed window. A walk-in wardrobe offers ample hanging and shelving space. The inclusion of an emergency pull cord adds an extra layer of safety and convenience.

## SHOWER ROOM;

A modern facility with white sanitary ware comprising; level-access walk-in shower, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above. Ladder radiator, ceiling spot lights, emergency pull cord and extensively tiled walls and floor.

## LEASE INFORMATION;

999 Years from the 1st January 2023

Ground rent: £435 per annum

Ground rent review date: Jan 2038

## SERVICE CHARGE;

- The cost of the excellent Estates Manager and 24/7 on site team
- One-hour of domestic support per week
- Water rates for communal areas and apartments

- Cleaning of communal windows and exterior of apartment windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The running costs of the Bistro

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service Charge: £9,651.36 per annum (for financial year ending 28/02/2025)

## ADDITIONAL SERVICES;

- \*\* Entitlements Service \*\* Check out benefits you may be entitled to, to support you with service charges and living costs.
- \*\* Part Exchange \*\* We offer a Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service \*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors \*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband not available at time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

