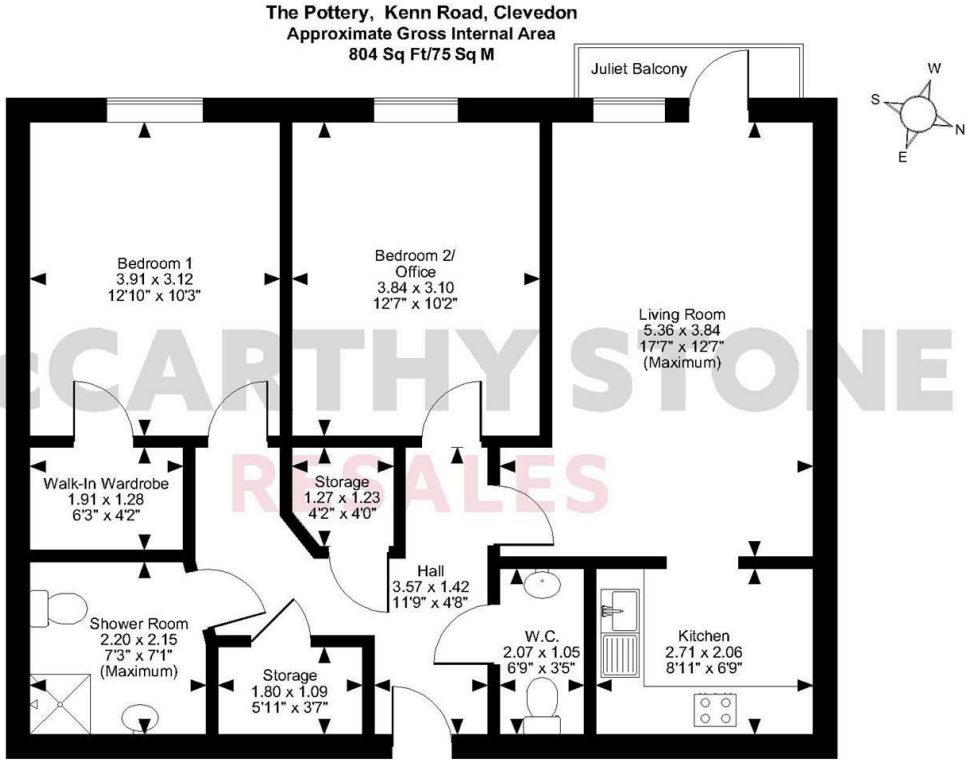


32 The Pottery

169 Kenn Road, Clevedon, BS21 6GA

PRICE
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £389,950 Leasehold

Very well presented, two bedroom, first floor retirement apartment with lift access to all floors. Juliet balcony with leafy outlook from living room, plus allocated parking space.

On Site Bistro *Energy Efficient* *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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.



The Pottery, Kenn Road, Clevedon

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.

Cloakroom

A modern facility with white sanitary ware comprising; 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.

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;

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, concealed dishwasher and concealed fridge & freezer.

Master 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.

Bedroom Two

A further double bedroom that is currently set up as an office. Emergency pull cord.

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.

Parking

No.32 has it's own allocated parking space.

Additional Information & Services;

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



2 Bed | £389,950

Service Charge;

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Service Charge: £12,897.48 per annum (up to financial year end 28/02/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information;

999 Years from the 1st January 2023
Ground rent: £510 per annum
Ground rent review date: Jan 2038

Care & Support

The personal care services available at The Pottery can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



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