



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Hill Road, Clevedon, BS21 7NZ

£350 Per month







# Hill Road

Clevedon, BS21 7NZ

- Top Floor Office
- Communal Cloakroom
- Storage Cupboards
- Communal Kitchenette
- Electric Heaters
- View Over Hill Road

Looking for office space on Hill Road? This top floor office has recently been refurbished. The property offers a shared kitchenette and cloakroom. With the growing interest in Hill Road with local independent business's call today to arrange a viewing!



£350 Per month



## Accommodation

Front door on Hill Road opens to :

## Entrance Hall

Stairs rising to top floor. Door opens to :

## Office Space

16'9 x 12 (5.11m x 3.66m)

Sash windows over looking Hill Road. Electric heater. Telephone entry system. Storage cupboards.

## Communal Kitchen

12'5 x 8'3 (3.78m x 2.51m)

Base unit. Single bowl stainless steel sink. Electric heater. Storage cupboard. Sash window.

## Communal Cloakroom

WC and wash hand basin. Sash window. Electric heater.

**Rent Per Calendar Month : £350.00**

**Deposit : £700.00**

**Insurance Per Month : £26.14**

**Service Charge : £100.00 Per Month**

**Energy Performance Certificate Rating : D**

**Members Of The Property Ombudsman**

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





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12A

12B





### Location Map



### Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

### Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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