

An outstanding 2 double bedroom balcony
apartment with parking in central Nailsea.



HENSONS

PEOPLE & PROPERTY

Apartment One, 7 Clevedon Walk, Nailsea, BS48 1DJ - Offers in the region of £219,950

Introducing Apartment Number One.

This superb 2 double bedroom apartment is quite possibly one of the finest in the town, combining striking contemporary design with effortless, low-maintenance living. Set on the first floor with a broad private balcony, it enjoys an outlook towards Tickenham Hill and West Hill at Wraxall, while also benefiting from its own CCTV-monitored parking space.

The property position could not be more convenient. Tucked quietly away yet right in the heart of Nailsea, the building is accessed via an attractive and secure entrance opening from Clevedon Walk, within the arcaded Crown Glass Centre. Everything you need is just a few steps away, yet once inside, the peace and privacy are immediate. The building was converted in 2016 from a former office block into a collection of high-quality contemporary apartments.

This particular home was purchased originally off-plan by the first owner and chosen for the superb design and position. These apartments were extremely sought after when new—and remain so today. A smaller one-bedroom apartment we recently marketed sold within a week; number one offers far more space and a far more impressive layout.

The designers of the development created homes that feel light, stylish and welcoming. From the shared glazed reception hall, with its Videx two-way security entry system, a bright, wide staircase leads up to the first-floor communal landing. Stepping through the private oak-finish front door, the scale of the accommodation becomes immediately clear.





The fabulous open-plan living space has been arranged to make the most of the outlook, with ample room for both sitting and dining areas. A deep peninsular breakfast bar defines the kitchen while keeping the whole space sociable—ideal for everyday living and entertaining alike.

French doors and full-height side screens draw the eye to the balcony beyond, a wonderfully private spot that the present owner has really enjoyed having space for a table and chairs forming an inviting place to sit out and enjoy the open outlook. The kitchen itself is fitted with a full range of integrated appliances and sleek white lacquer finish cabinetry, combining practicality with modern style.

Both bedrooms are generous doubles, with the principal room offering a particularly charming almost-square layout enhanced by a striking overhead moon-roof style window. It floods the room with natural light by day and invites stargazing at night.

The second bedroom is also a comfortable double, with uPVC double glazing and a pleasant feel. The bathroom continues the contemporary theme, with a full shower-bath, complementary tiling, and modern fittings throughout.

The overall sense of space, both indoors and out, is one of this apartment's major strengths. The balcony extends the living area beautifully, and the tranquillity enjoyed here—especially in the evenings—is remarkable considering the central location.

The apartment includes an allocated parking space located directly to the north of the building, within an area monitored by CCTV and accessed using the appropriate resident's permit. Services include mains electric, water and drainage, with high-speed broadband available. The property is held on a long lease running until 2141, and the management charges, which include buildings insurance, ground rent and maintenance of the common areas, remain very reasonable.



Services & Outgoings:

Mains water, electricity, and drainage are connected. High speed Broadband services are available. Council Tax B.

Management Charges:

We understand that the management charges for the current year including buildings insurance, ground rent and maintenance of communal areas amounts to a very realistic £95pcm payable quarterly.

Parking:

We are advised that a parking space is provided in the service area immediately to the North of the building, with the occupier of this property having the relevant permit for the CCTV covered parking area.

Tenure:

Long Leasehold – current lease expires 20 June 2141 (116 years remaining).

Energy Performance:

The energy performance of the apartment was assessed prior to build completion at Band D.

Viewing:

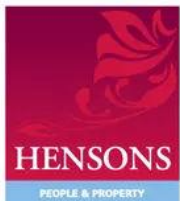
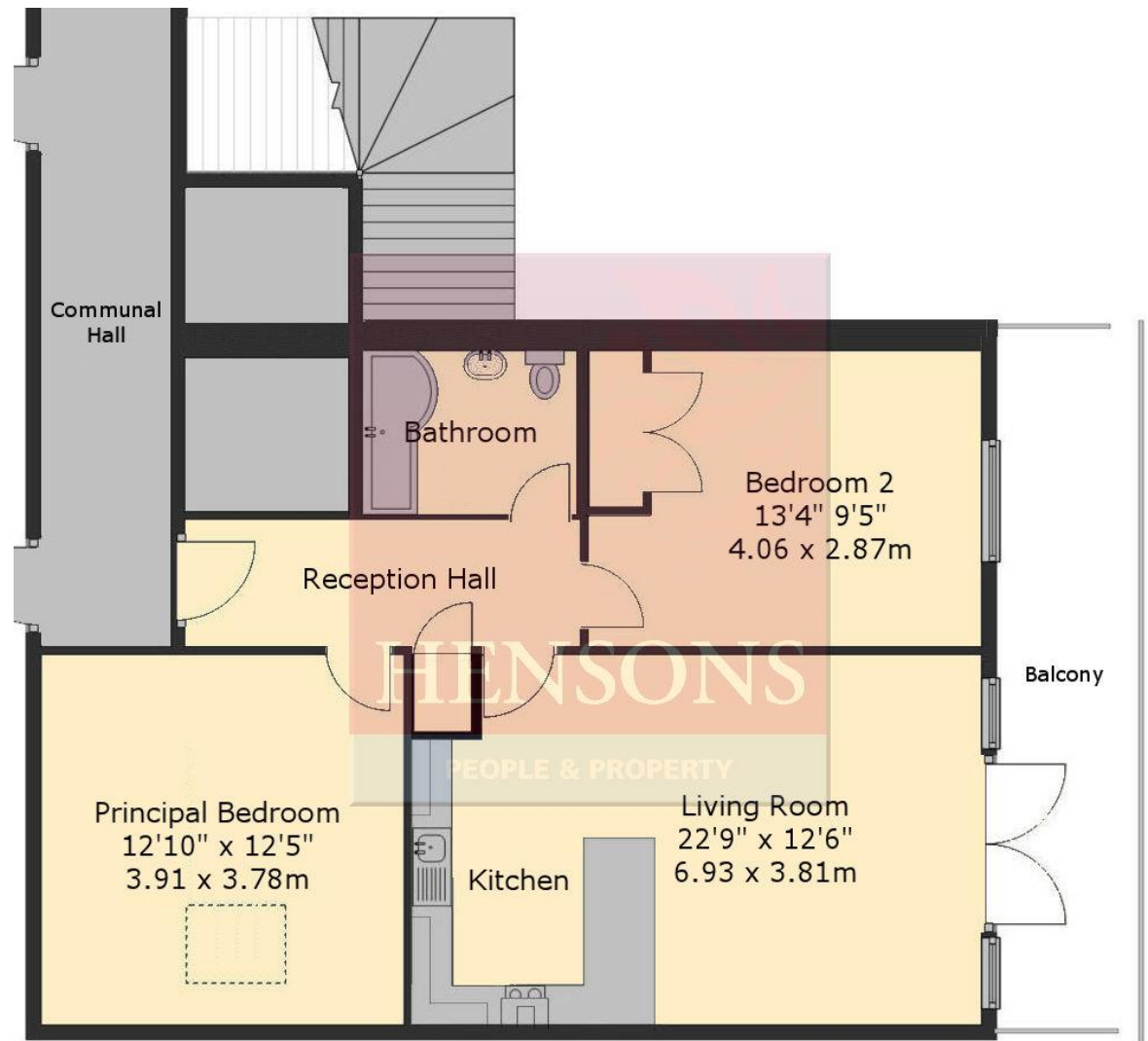
Only by appointment with the Sole Agents: Hensons, telephone 01275 810030.

Please note, these apartments were quickly snapped up when new and we expect lots of interest now so please do not delay calling us for a viewing.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller.

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