



35 ADLINGTON HOUSE,
PORTISHEAD, BS20 6BB

GOODMAN
& LILLEY







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GUIDE PRICE
£249,950

Located in the much sought after Adlington retirement complex on Slade Road, is this two double bedroom, third floor balcony apartment offered for sale in impeccable condition.

In brief, the light and airy apartment comprises; entrance hall, utility cupboard with space and plumbing for washing machine and tumble dryer, living room leading through to a dining area with direct access onto the westerly facing balcony. The kitchen is fitted with a number integrated appliances including, dishwasher, fridge/freezer, electric fan assisted oven, four ring hob and microwave oven. A bathroom, two double bedrooms, master with fitted wardrobes and a wet room complete the internal accommodation.

Goodman & Lilley anticipate a good degree of interest due to two bedrooms apartments being rarely available in this desirable retirement complex. Call us today on 01275 430440 and talk with one of our friendly property professionals to arrange a viewing.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold - 125 Years from and including 1st January, 2015

Service Charge - £454.94 per month

Well Being Charge - £296.86 per month

Contingency Fund - A contribution to the contingency fund is payable on sale or a transfer of ownership. Fund covers spending for the repair or renewal of communal areas, roofs, lifts etc.

The contribution is 0.5% of the open market value of the point of sale or transfer, for each year or part year of ownership.

Communal Facilities Fee - This fee contributes to the cost of providing the communal facilities. This fee is 1.25% of the open market value of the apartment per year of ownership. Any part year will be calculated as a full year, capped at 10 years.

Local Authority: North Somerset Council Tel: 01934 888888

Services: Mains Water, Drainage & Electric

Facilities

Within Adlington residents benefit from many wonderful facilities with a restaurant serving two meals a day, spa and hair salon served by visiting beauticians and hair dressers. A coffee lounge and activities room provide places to keep active or just relax socialising whilst enjoying a new found hobby.

Accommodation Comprising:-

- Two Double Bedrooms
- No Onward Chain
- Lift Service
- Quiet Location
- Close To High Street
- Communal Gardens
- Enclosed Balcony
- Excellent On-Site Facilities
- First Class Care Package

Entrance Hall

Secure front door opening to the entrance hall, televised intercom system, doors opening to all of the accommodation, utility cupboard with ample space for storage as well as plumbing for a washing machine and dryer, hot water cylinder.

Open Plan Kitchen

Fitted with a comprehensive range of wall, base and drawer units with roll top edged work surface with up-stands, inset one and a half bowl stainless steel sink and drainer unit, built-in microwave, electric fan assisted oven, halogen hob with pull-out extractor hood, integrated fridge/freezer, recessed ceiling down lighters, open-plan to:-

Lounge/Diner

A good sized room, open-planed with the kitchen with ample space to position a three piece suite, dining room table and chairs, TV & telephone point, two electric panel heaters, uPVC double glazed French doors opening to the glazed balcony which enjoys a westerly orientation.

Master Bedroom

19 x 12'9
uPVC double glazed window to the rear aspect, electric panel radiator, TV point, door to:-

En-Suite Wet Room

Fitted with a three piece modern white suite comprising; low level WC with concealed cistern, pedestal wash hand basin, shower enclosure with mains shower, fully tiled, heated towel rail, recessed ceiling down lighting, extractor fan.

Bedroom Two

13'6 x 9'3
uPVC double glazed window to the rear aspect, electric panel radiator.

Bathroom

Fitted with a three piece modern white suite comprising; low level WC with concealed cistern, pedestal wash hand basin, deep panelled bath with shower attachment & bi-folding shower screen, fully tiled, heated towel rail, recessed ceiling down lighting, extractor fan.

Outside

The property benefits from the use of the well stocked and lovingly maintained communal gardens. Further point of note are the residents car parking with spaces for numerous vehicles.





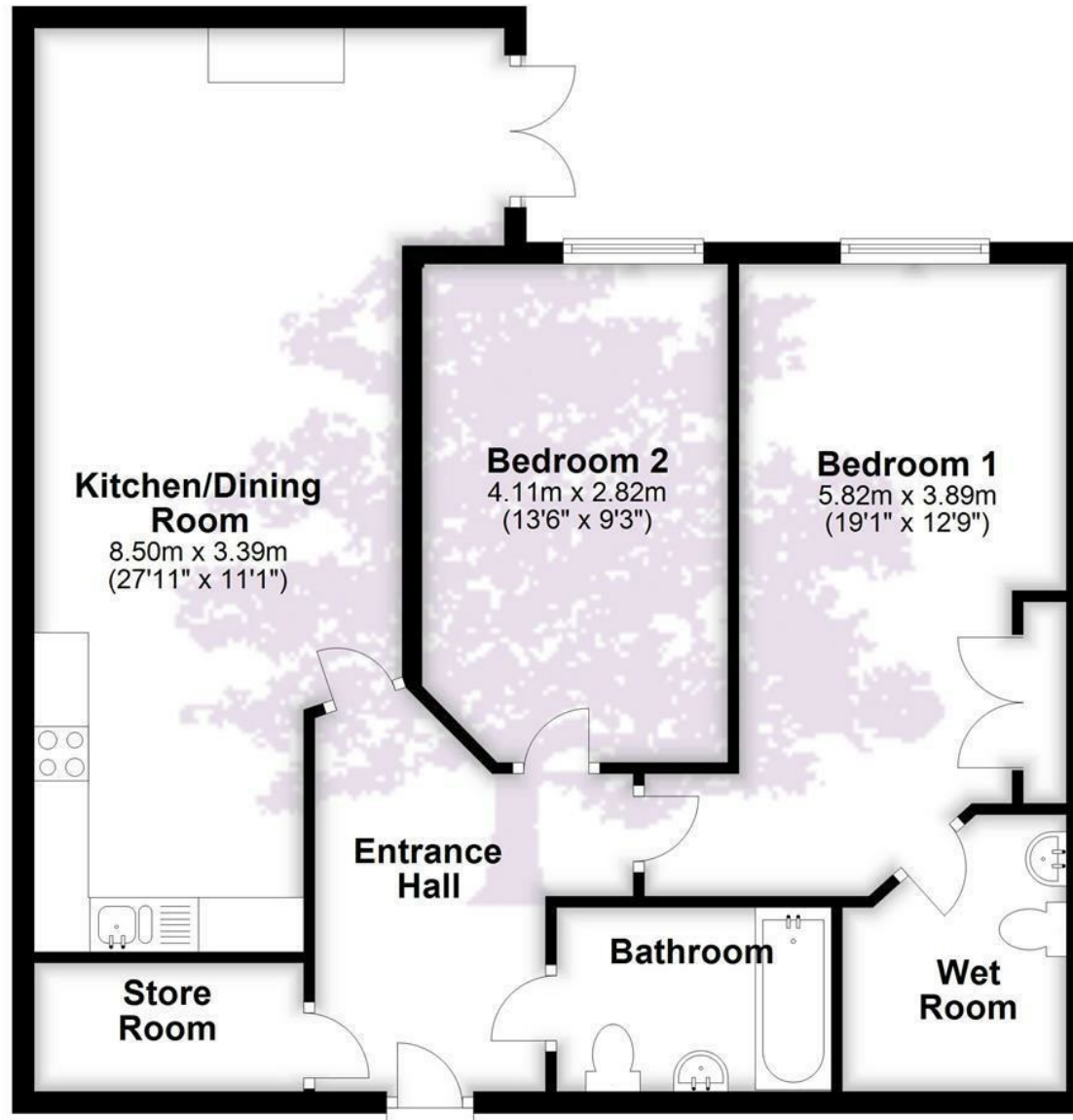


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Third Floor

Approx. 80.8 sq. metres (870.2 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)

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