



Flat 2 Averill Court, Hill Road, Clevedon, BS21 7NE
£189,995

Steven
Smith

Averill Court sits in a prominent position on the much favoured Hill Road, within a stone's throw of the fantastic array of independent boutiques, cafes and restaurants. Number 2 is a stunning ground floor apartment for those aged sixty plus and cleverly combines some charming period features with a stylish, contemporary interior to create a wonderfully welcoming home. Comprising light and airy lounge/dining room with pretty leaded windows and decorative columns, a beautifully designed kitchen, two well proportioned bedrooms and a luxurious boutique style shower room, the property is presented in first class order throughout. The building itself also benefits from a spacious residents' lounge, dining room and kitchen area, perfect for social gatherings and meeting up with other residents, a well maintained communal garden to the front and parking (available on a first come, first served basis). From this desirable location, there is also easy access to pretty parkland and Clevedon's much admired sea front and Grade I listed pier. Offered for sale with no onward chain, early interest is expected for this truly special home.

Accommodation (all measurements approximate)

Front door opens to hallway, two built in cupboards and an airing cupboard

housing the hot water cylinder. Electric heater.

Lounge/Diner 18' 5" x 13' 8" (5.61m x 4.16m)

An impressive room with high ceilings, three leaded windows, contemporary electric fireplace, two feature columns, electric heater.

Kitchen 9' 2" x 7' 7" (2.79m x 2.31m)

Beautifully fitted with a range of high gloss white fronted wall and base units with marble effect working surfaces, stainless steel sink, plumbing for slimline dishwasher, double electric oven, four ring electric hob with concealed extractor hood, integrated washing machine, integrated undercounter separate fridge and freezer, tiled splashbacks, extractor fan, wall mounted dimplex fan heater.

Bedroom 1 10' 3" x 10' 3" (3.12m x 3.12m)

Leaded glass window, high ceilings, electric heater.

Bedroom 2 10' 3" x 10' 3" (3.12m x 3.12m)

Measurements include built in wardrobes. Leaded window, electric heater.

Shower Room

Beautifully fitted with a three piece white suite of WC, contemporary washhand basin with storage below, king size shower

cubicle with electric Mira shower, partially tiled walls, extractor fan, tiled effect floor, chrome ladder radiator, wall mounted dimplex wall heater.

OUTSIDE

From Hill Road a private driveway leads up to Averill Court where there is parking located outside of the development. There is parking available (not allocated parking). The communal entry door opens to an impressive communal hall, then going through the main residents lounge to a second hall giving access to the front door of Apartment 2. There is also a small communal garden located at the front with a pleasant outlook down Hill Road.

Lease Details:

Leasehold Term: 999 years from 1 April 1994 until 31 March 2993

Management Charge: £204 per month

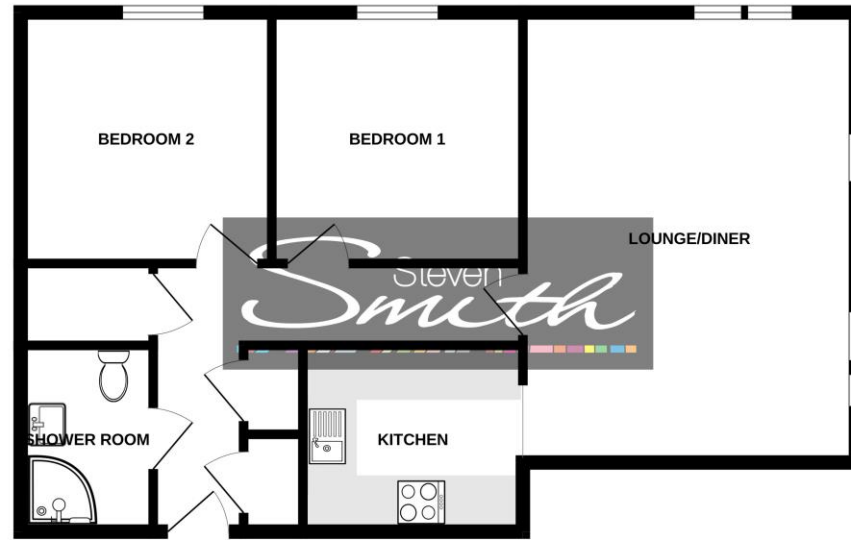
Management Company: Averill Court Management Company Limited

Ground Rent: TBC


New storage heaters installed January 2020



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Retirement

 Leasehold

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EPC D

 Heating





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

