



Flat 2 Archers Court, 4 Linden Road, Clevedon, BS21 7SN
£250,000

Steven
Smith



Situated in a fabulous position immediate to Six Ways and with a host of amenities within easy reach, this delightful ground floor apartment is certain to suit a wide range of purchasers including first time buyers, retirees or those looking for an investment. Offering well presented accommodation comprising lounge/dining room, fitted kitchen, two bedrooms and modern shower room, the property benefits from a bright and airy feel and ample storage. To the rear, there is a communal garden area and an allocated parking space for convenience. From Archers Court, you are just a short stroll from the wonderful mix of independent shops and eateries on Hill Road as well as Clevedon's iconic Grade I listed pier and much admired sear front.

Accommodation (all measurements approximate)

Front door opens into the entrance hall, with two storage cupboards. Telephone entry system, doors to the internal rooms.

Sitting/Dining Room 13'10 x 14'4 max 9'9 min

A bright and open space, bay window to front.

Kitchen 9' 9" x 6' 7" (2.97m x 2.01m)

Fitted with a range of wall and base units with granite effect working surfaces.

Integrated appliances include electric oven, gas hob with extractor and sink with drainer. Space for washing machine and fridge/freezer. Tiled backsplash, tiled floor, window to front.

Bedroom 1 13' 1" x 9' 10" (3.98m x 2.99m)

Double bedroom with built-in wardrobes, as well as further fitted wardrobes and drawers. Window to rear.

Bedroom 2 9' 5" x 8' 8" (2.87m x 2.64m)

Large single/small double bedroom, window to rear.

Shower Room

Comprising suite of toilet, sink with vanity unit above and shower cubicle with electric shower over. Partially tiled walls, tiled floor, extractor fan.

OUTSIDE

Communal garden to the rear and an allocated parking space.

Lease Details:

Term: 200 years from 25 March 1997

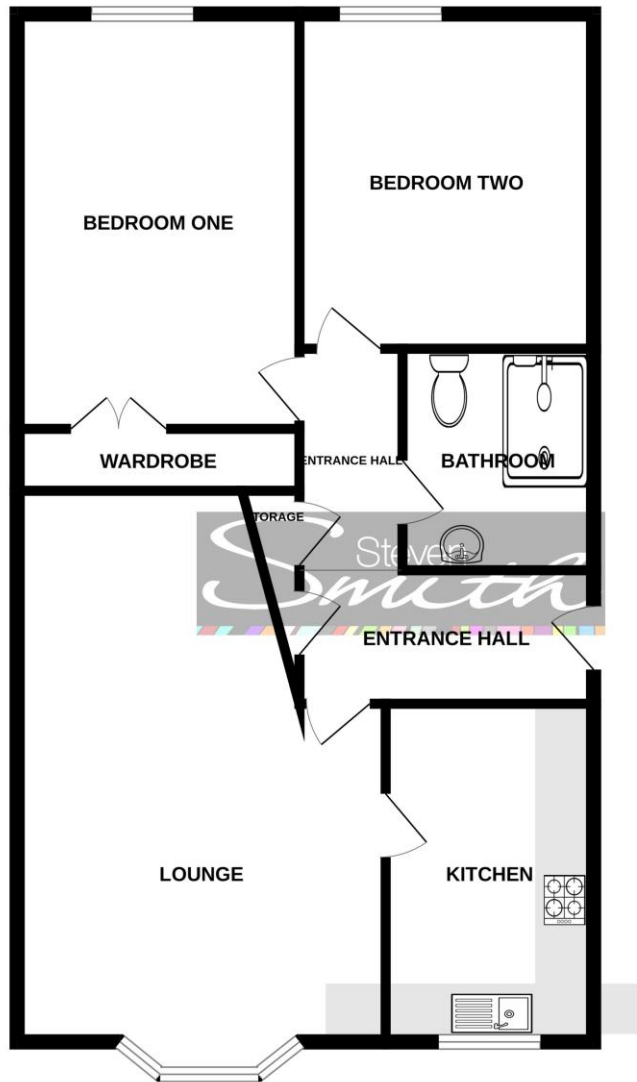
Management Company:

Management Charge:

Ground Rent:



GROUND FLOOR



Flat



Leasehold



2



Communal Garden



1



D



1

EPC

C



Gas Central Heating



Parking

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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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.

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