



Apartment 13 The Regent, Hill Road, Clevedon, BS21 7PH  
**£225,000**

Steven  
*Smith*





Ground Rent: £250 pa

Situated in a prime location amidst the vibrant cafe scene on Clevedon's Hill Road, this stylish apartment forms part of the thoughtfully redeveloped Regent Public House, a landmark building in this thriving part of town. Stylish and contemporary throughout, the apartment comprises of a light and airy lounge with Juliet balcony overlooking Hill Road. There is open access from the lounge into a high quality kitchen with appliances and the bathroom is equally luxurious with a boutique style design. In addition, there is a double size bedroom enjoying the same aspect as the lounge. The apartment benefits from both lift and stair access and allocated parking. Hill Road provides an exciting mix of independent boutiques and eateries and is host to a wonderful monthly market full of artisan goodies. With the delightful Alexandra Gardens on the doorstep and both the Sea Front and Town Centre being easily accessible, this fantastic apartment is perfectly placed to enjoy all that Clevedon has to offer!

### **Accommodation (all measurements approximate)**

Door opening to the:

#### **Entrance Hall**

Front door opens into the entrance hall, with access to a double utility cupboard with plumbing for washing machine and

working surfaces, as well as extra storage space. Engineered oak flooring throughout.

#### **Open Plan Lounge, Kitchen, Dining Room 19' 1" max 12' 4 min x 14' 2" max 10' 10" min (5.81m x 4.31m)**

A beautiful, bright open-plan living area. Modern fitted kitchen with a range of wall and base units and silestone working surfaces. Integrated appliances include electric oven and grill, fridge/freezer, dishwasher, electric hob with extractor and sink with draining grooves. The rest of the room allows space for dining and living, with two large windows and Juliet balcony to front, and a further window to side. Engineered oak flooring throughout.

**Bedroom 11' 6" x 10' 0" (3.50m x 3.05m)**  
Double bedroom with built-in wardrobe. Windows to side and front overlooking Hill Road. Engineered oak flooring.

#### **Bathroom**

Fitted with a white suite comprising large sink, toilet with concealed cistern and bath with mains shower over. Tiled floor, partially tiled walls, heated towel rail, extractor fan.

#### **Lease Details**

Lease originally 999 years from 1 January 2014

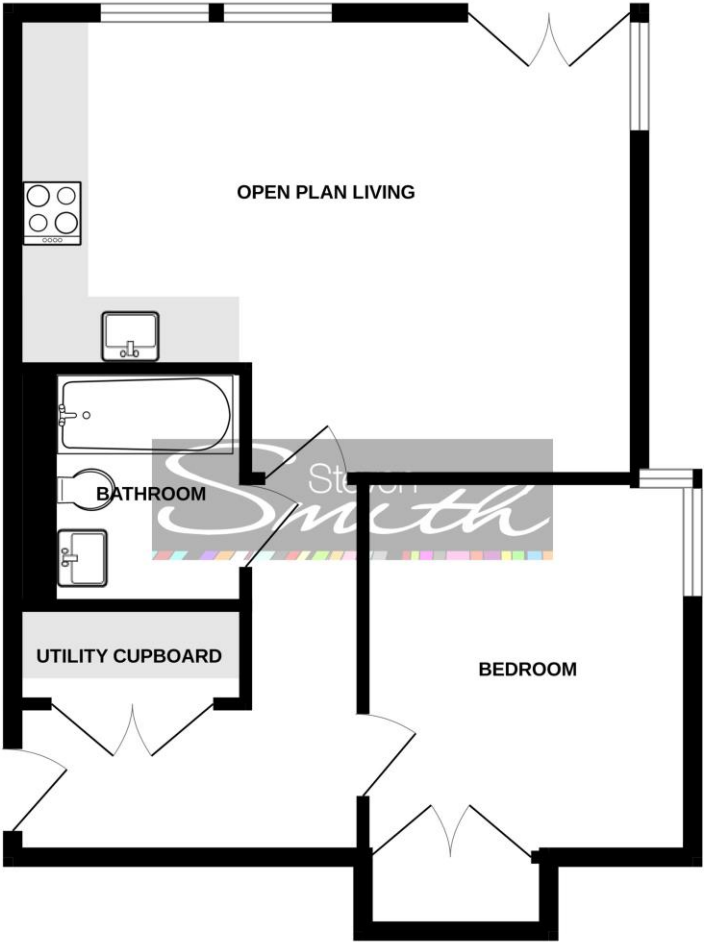
Management Company: 3Sixty Ltd

Management Charge: £80 pcm





GROUND FLOOR



Apartment



Leasehold



1



Parkland adjacent



1



B



1

**EPC**

C



Gas Central Heating



Allocated 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**

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