



Flat 7, 3 Elton Road, Clevedon, BS21 7RA
£325,000

Steven
Smith



Positioned along one of Clevedon's most appealing roads just yards from the glorious sea front and promenade, this delightful garden apartment forms part of a majestic period property boasting a wealth of charm and character. Situated at ground floor level, the accommodation comprises inviting lounge/dining room with feature fireplace, attractive kitchen with integrated appliances and a versatile garden room. Benefiting from having its own front garden, pathway and front door, this apartment has a wonderful "cottage" feel.

In addition, there is an impressive master bedroom with boutique style en suite, a second bedroom and further bathroom with modern white suite.

This fantastic location offers easy access to many picturesque open spaces and parkland however on days when you wish to stay at home, the apartment boasts its own private rear garden with patio and beautifully tended borders together with use of the pretty communal front gardens, where there is also an allocated parking space next to the apartment.

Elton Road is also perfectly placed for taking a short stroll to the wide choice of independent shops, cafes and restaurants at Clevedon Six Ways, Alexandra Road and Hill Road with the town centre being just a short distance further. High quality period apartments remain a popular

choice for buyers and this one certainly will not disappoint!

Accommodation (all measurements approximate)

GROUND FLOOR

Private front door opens into the entrance hall, with wood effect flooring and window overlooking the rear garden.

Garden Room 8' 9" x 6' 5" (2.66m x 1.95m)

A useful space, currently used as a garden room. Door and window overlooking private rear garden. Wood effect floor.

Sitting/Dining Room 18' 5" x 16' 2" (5.61m x 4.92m)

A bright, spacious living area with Edwardian tiled period fireplace taking centre stage. Beautiful sash windows looking onto the rear garden.

Kitchen 9' 6" x 8' 10" (2.89m x 2.69m)

Fitted with a modern, bespoke range of shaker style wall and base units with working surfaces. Includes integrated eye-level double oven, fridge/freezer, dishwasher, washing machine, gas hob with extractor hood over and Belfast sink. Wood effect floor, extractor fan.

Inner Hall

Providing access to bedrooms and bathroom. Door to communal hall. Intercom.

Communal Hall

With period staircase and lift access to other floors, door to the rear.

Bathroom

With modern white suite comprising toilet with concealed cistern, sink with vanity unit and large bath with mixer tap and mains shower over. Fully tiled walls, linoleum floor, heated towel rail, extractor fan.

Bedroom 1 13' 5" x 12' 10" (4.09m x 3.91m)

Large double bedroom with access to en suite and windows to side and rear. Access to walk-in wardrobe/storage room housing the gas combination boiler.

En-Suite

Fitted with a modern suite comprising toilet with concealed cistern, sink with vanity unit and shower cubicle with mains shower over. Fully tiled walls, tiled floor, heated towel rail, extractor fan.

Bedroom 2 9' 5" x 7' 8" (2.87m x 2.34m)

Small double/large single bedroom, sash windows to side overlooking the garden.

OUTSIDE

From Elton Road, there is a communal parking area with one space allocated to Flat 7, which is conveniently situated next to the flat. There are two further shared parking spaces for visitors. There is also a pretty communal garden which is laid to lawn with borders. The private front door is accessed via a short pathway through beautifully maintained raised beds.

Rear Garden

A very sunny and private walled rear garden, with patio and beautiful double-tiered mature shrubs and plants, gravelled pathway, with a storage shed. The garden can be also be accessed via secure gates to the side of the flat, and to the rear of the garden. Outside tap.

Access to shared cellar from outside the main building.

Lease Details:

Term: Originally 999 years from 1 January 1994

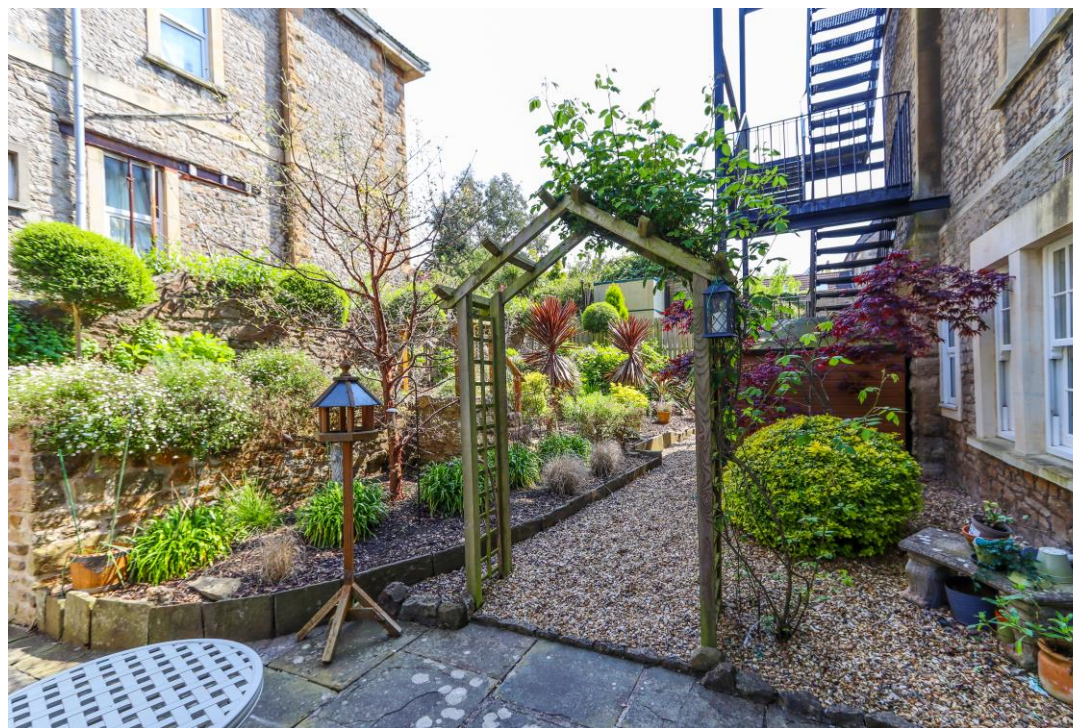
Management Company: Managed in house

Management Charge: £130 per calendar month

Ground Rent: N/A

The freehold belongs to the management company "3 Elton Road Management Company Limited" and each flat owner automatically becomes a director.

(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





Floor Plan to be inserted here



Flat



Leasehold



2



Outside Space



2



C



1

EPC

E



Heating



Parking





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.

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