



12a St Christophers Court, Wellington Terrace, Clevedon, BS21 7PY

£425,000

Steven
Smith



Providing unrivalled views across The Bristol Channel towards Wales, this immaculate purpose built apartment offers the very best in coastal living! The hallway leads to the most impressive open plan living area which is filled with light and presented with neutral decor to perfectly complement the bright and airy feel. With spacious seating and dining areas and a fantastic contemporary fitted kitchen, this space lends itself so well to entertaining family and friends. In the warmer months, imagine opening the doors onto the balcony and enjoying a glass of wine and Clevedon's famous sunsets with loved ones! This superb apartment further benefits from three well proportioned bedrooms and a fabulous bathroom complete with bath and separate walk in shower. For added convenience, the property enjoys allocated undercroft parking and additional visitor space, as required. The location offers easy access to the interesting mix of independent boutiques and eateries on Hill Road and fantastic walks along Ladye Bay or Clevedon's Promenade. Enjoyable, whatever the season! Whether you are looking for the ideal "lock up and leave", are downsizing or just searching for that perfect waterfront retreat, this wonderful home is a must view and is sold with the benefit of no onward chain.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to a communal hall with staircase to first floor and giving access to the front door of 12a. Front door opens to:

Hallway

With electric heater. Three generous cupboards to include heated airing cupboard, cloakroom, and 3rd cupboard for office or domestic storage.

Open Plan Living/Kitchen/Dining Room 22'6" x 17'4" max 14'7" min

An incredible room with the most outstanding views across the Bristol Channel towards the Welsh coastline, the islands of Flatholm and Steepholm, Clevedon's Grade I Listed Pier and not forgetting those impressive sunsets. Two Dimplex Quantum fully controllable night storage heaters running off Economy 7 electricity, three high level remote operated windows.

Kitchen Area

Beautifully fitted with a range of wall and base units with working surfaces with a composite sink and filtered water tap. NEFF electric oven with four ring NEFF induction hob and concealed extractor hood. Integrated appliances to include dishwasher, washer/dryer and fridge/freezer. Tiled splashbacks, tiled floor. A door opens to:

Balcony 7' 0" x 3' 11" (2.13m x 1.19m)

With tiled floor and uninterrupted sea views.

Bedroom 1 15' 7" x 12' 0" (4.75m x 3.65m)

Recess area ideal for freestanding wardrobe. Wall mounted dimplex electric heater and window looking out onto Wellington Terrace.

Bedroom 2 10' 7" x 10' 0" (3.22m x 3.05m)

Window looking out onto Wellington Terrace.

Bedroom 3 13' 0" x 7' 10" (3.96m x 2.39m)

Measurements exclude a built in wardrobe. Two high level remote operated windows and a third window looking out onto the balcony and providing those outstanding sea views. Dimplex Quantum fully controllable night storage heater running off Economy 7 electricity.

Bathroom

Beautifully fitted with a four piece suite of WC, washhand basin, bath and separate shower cubicle with mains shower, fully tiled Porcelanosa walls and floor. Chrome ladder radiator, spotlights, extractor fan and access to the cupboard housing the Pulsa coil hot water system which heats up overnight using Economy 7 electricity.

OUTSIDE

This apartment has one allocated undercroft parking space, there are also visitor spaces.

Lease Details

Term: 999 years from 29 September 1972

Management Company: St. Christopher's Court Management Company Ltd. It is wholly owned and run by the residents. Each of the 16 flats owns one share in the company.

Management Charge: £120. This will increase to £130 in October 2024.

Ground Rent: None

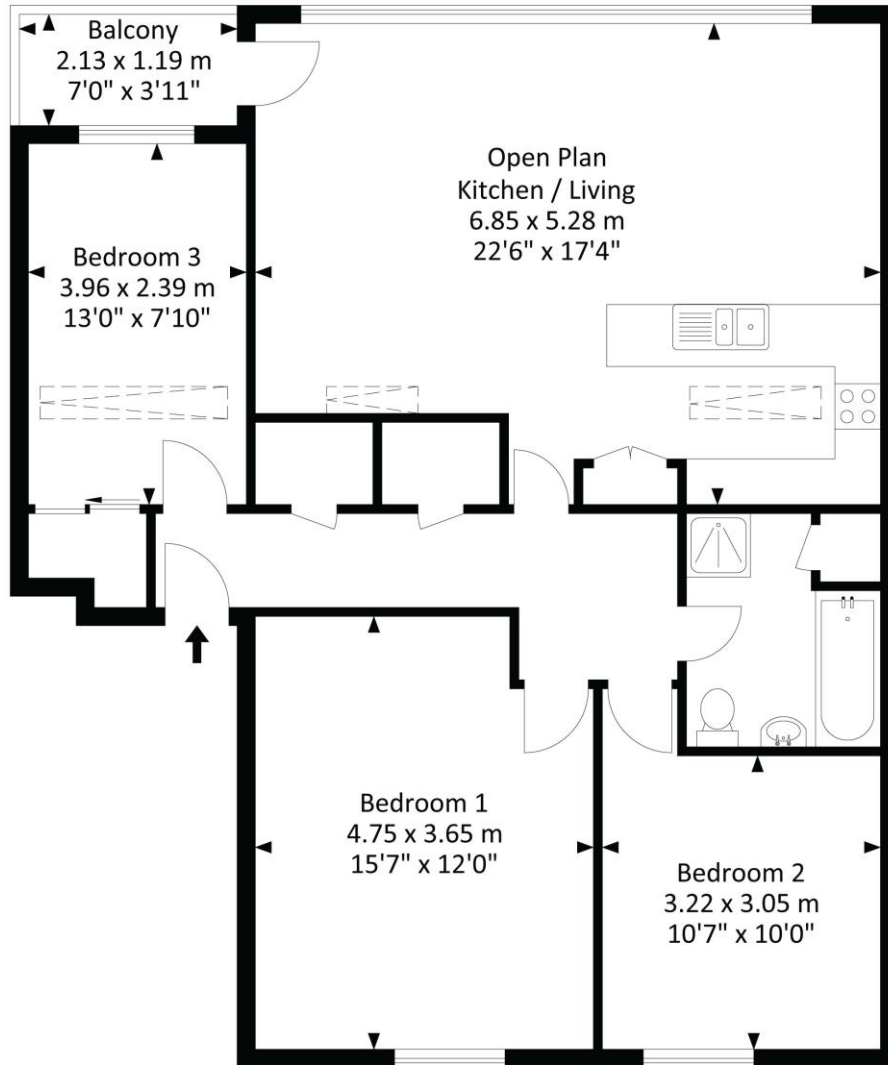
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





12a St. Christopher Court, Clevedon

Approx. Area 973.8 Sq.Ft - 90.5 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Apartment



Leasehold



3



Balcony



1



D



1

EPC

D



Electric 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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