



Flat 3 13 Linden Road, Clevedon, BS21 7SL
£299,950

Steven
Smith



Enjoying a popular mid Clevedon position within a stone's throw of the exciting mix of independent shops and cafes along Hill Road, this spacious top floor period apartment is simply delightful. With well proportioned accommodation presented to an exceptional standard, the property comprises welcoming lounge/dining room with pretty views towards The Mendips and attractive feature fireplace, stylish fitted kitchen, two generous double bedrooms both with a pleasing outlook and a modern fitted bathroom with white suite. Outside, the property sits in well maintained grounds with communal gardens to enjoy and allocated parking. Linden Road is perfectly placed for easy access to a wealth of attractions and amenities including the glorious Victorian sea front and pier, local parkland and the well served town centre. A must to view!

Accommodation (all measurements approximate)

Communal entry door opens to hall with stairs to the second floor giving access to Flat 3's front door

Hall

Space for shoes and coats and an access door to the external fire escape, steps rise to:

Landing

Skylight, exposed floor boards and leading to all of the accommodation

Lounge/Diner 19' 8" x 16' 7" (5.99m x 5.05m)

A very impressive room with 2 arched windows looking out onto Linden Road with views towards the Mendips and also sea views towards the Welsh coastline. 3 skylights, pretty fireplace.

Kitchen 12' 2" x 9' 5" max 5'4" min (3.71m x 2.87m)

Fitted with a range of base units with work surfaces, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge freezer, electric cooker point, extractor hood, window to rear, tiled splash back, wood effect floor, access to loft space.

Bedroom 1 20' 0" max 15'10" min x 0' 10" (6.09m x 0.25m)

A great bedroom with window looking towards Dial Hill Road. Measurements include a shower cubicle, access to loft space.

Bedroom 2 15' 8" x 11' 7" (4.77m x 3.53m)

Measurements include the airing cupboard housing the hot water cylinder,

window looking out onto Linden Road and towards Clevedon's Tennis Club.

Bathroom

3 piece white suite of wc, wash hand basin and bath. Obscure window, tiled effect floor, chrome ladder radiator.

Outside

From Linden road the original pillared entrance opens to the drive giving access to the allocated parking space. There is then access to the communal front door. The front communal garden is very well looked after. At the rear of the property there is a communal garden to be enjoyed by all of the flat owners.

Management information

Management company - Wycliffe

Management Company Term of lease - 999 years

Monthly cost - £100 which includes buildings insurance

Pets are allowed

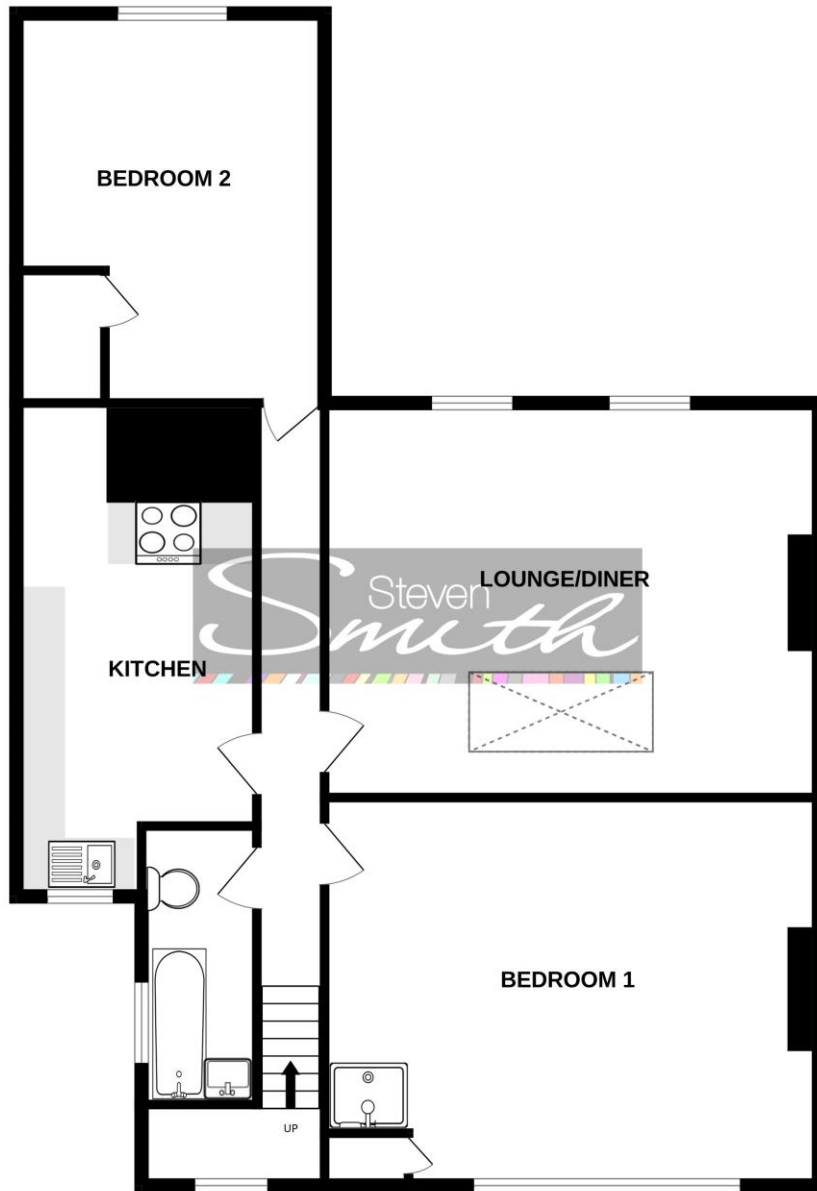
4 flats in total







SECOND FLOOR



Apartment



Leasehold



2



Communal Gardens



1



D



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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Health & Safety Statement

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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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