



Flat 6 Poets Court, Salthouse Road, Clevedon, BS21 7TT  
**£259,950**

Steven  
*Smith*



Situated just a stone's throw from Clevedon's popular Marine Lake, this attractive upper floor apartment will be an ideal first time or investment purchase and will also appeal to those who may be looking to downsize from a larger property or grounds. Offering light and airy accommodation, the apartment enjoys lounge with balcony overlooking the Salthouse Fields with the promenade and pier beyond, fitted kitchen, master bedroom with ensuite and further balcony access, a second bedroom and bathroom with white suite. Outside, there is the additional benefit of allocated parking. From this location, the stunning coastline can be readily enjoyed as can picturesque walks and a host of leisure pursuits. Clevedon Town Centre is also within a level walk. Sold with no onward chain, early interest is expected.

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

Front door of the building opens to communal hallway, stairs rising to top floor. Entrance vestibule. Door opens to:

#### **Entrance Hall**

Access to loft space, storage cupboard. Door opens to:

#### **Sitting Room 15' 5" x 11' 2" (4.70m x 3.40m)**

Double glazed window looking out over Salthouse Field and towards the pier. Patio door leads out onto the balcony. Opens to:

#### **Kitchen 8' 8" x 7' 3" (2.64m x 2.21m)**

Base and eye level units with working surfaces. Single bowl stainless steel sink, built in fridge/freezer. Four ring gas hob, built in electric oven with extractor over. Space and plumbing for washing machine. Tiled splashback. Obscure window.

#### **Bathroom**

Reduced head height due to the pitch of the roof. A white suite comprising pedestal washhand basin, WC and bath. Tiled splashback, radiator, velux window.

#### **Bedroom 2 9' 7" x 7' 4" (2.92m x 2.23m)**

Reduced head height due to the pitch of the roof. Velux window. Radiator.

#### **Bedroom 1 14' 9" x 8' 9" (4.49m x 2.66m)**

Measurement includes the built in wardrobe. Reduced head height due to the pitch of the roof. Radiator. Patio doors leading out onto the balcony.

#### **En-Suite**

A white suite comprising washhand basin, WC and shower. Partially tiled walls. Radiator. Extractor.

#### **OUTSIDE**

This property has the added benefit of a balcony with stunning views across Salthouse Fields and towards the Channel. Allocated parking space.

#### **Lease Details:**

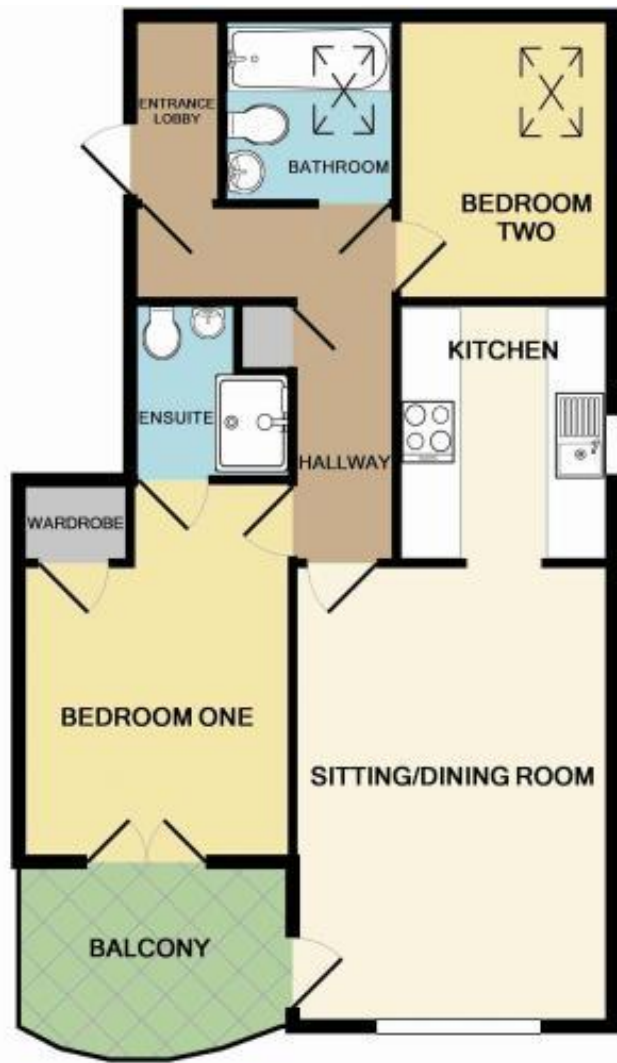
**Term:** Originally 999 years from 1st January 2002

**Management Company:** Poets Corner (Flat Management) Limited

**Management Charge:** £80 per month

**Ground Rent:** Peppercorn





Flat



Leasehold



2



Balcony



2



B



1

**EPC** C



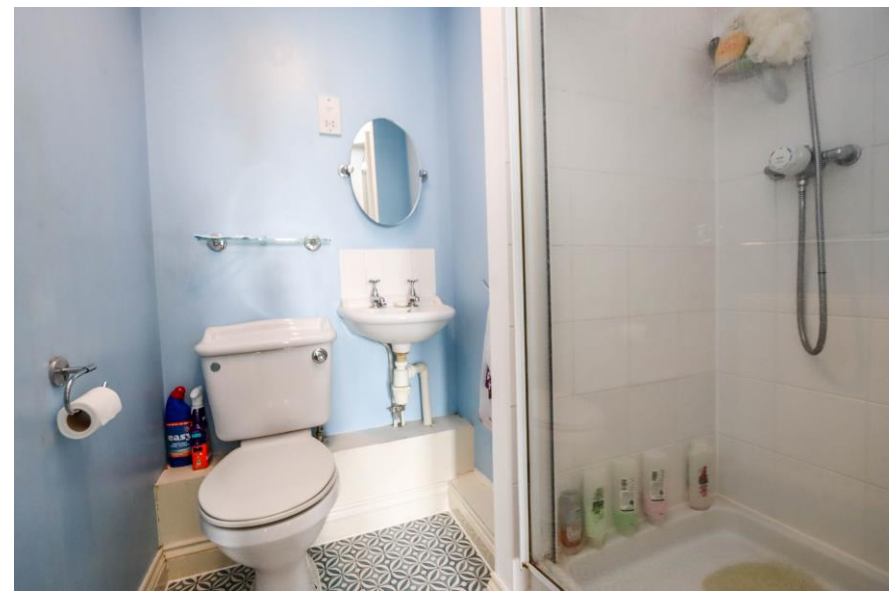
Gas Central Heating



Parking

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**

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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

