



Flat 10 Hardwick Lodge, 59 High Street, Yatton, BS49 4EQ
£230,000

Steven
Smith



Situated in the heart of Yatton, this delightful two bedroom apartment for those over 60 years of age, offers convenience, comfort and a vibrant community atmosphere. Located on the bustling High Street, residents can enjoy easy access to local shops, cafes, and essential amenities, all within walking distance. The apartment boasts a spacious living area filled with natural light, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped with all the necessary appliances, while the two generously-sized bedrooms provide ample space and comfort. There is an en suite which is designed with accessibility in mind, featuring a walk-in shower and stylish finishes. Additional features include secure entry, a lift for easy access and communal areas where residents can socialize. Designed for those seeking independent living with the peace of mind that comes with a supportive community, this property offers a perfect blend of location, convenience, and comfort in a sought after area. Sold with the benefit of no onward chain.

Accommodation (all measurements approximate)

Communal entry door with video entry system opens to communal hall with stairs and lift to second floor giving access to the front door of Flat 10. Front door opens to:

Hallway

With wood effect floor, cupboard for shoes and coats, video entry receiver.

Sitting Room 14' 8" into bay x 13' 1" (4.47m into bay x 3.98m)

A bay window looks out over towards the local shopping precinct. Wood effect floor, double doors to bedroom 2 which is currently being used as a dining room and a second set of double doors open to:

Kitchen 9' 5" x 6' 9" (2.87m x 2.06m)

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces, electric Bosch oven with Bosch microwave above. Four ring Bosch electric hob with concealed extractor hood, integrated Bosch washer/dryer and fridge/freezer, bin storage and a slimline integrated Bosch dishwasher. Tiled splashback, tiled effect floor, window.

Bedroom 1 16' 4" x 9' 6" (4.97m x 2.89m)

Window providing the same pleasant outlook as the sitting room, wood effect floor.

En-Suite

Beautifully fitted with a three piece suite of WC, washhand basin with drawer storage below, king size shower cubicle with mains shower. Partially tiled walls, tiled floor, ladder radiator, shaving point, extractor fan.

Bathroom

Fitted with a three piece white suite of WC, washhand basin with drawer storage below, bath with hand held shower attachment, partially tiled walls, tiled floor,

ladder radiator, shaving point, extractor fan.

Bedroom 2 10' 4" x 8' 2" (3.15m x 2.49m)

Currently being used as a dining room with window to front, wood effect floor and sliding doors opening to the sitting room.

Communal Garden

The Hardwick garden areas are fully landscaped and maintained by gardeners employed by the management company.

Laundry Room

The laundry room has been provided for your convenience, and is fitted with a number of washing machines and tumble dryers. There is also a seating area and an ironing board.

Guest Room

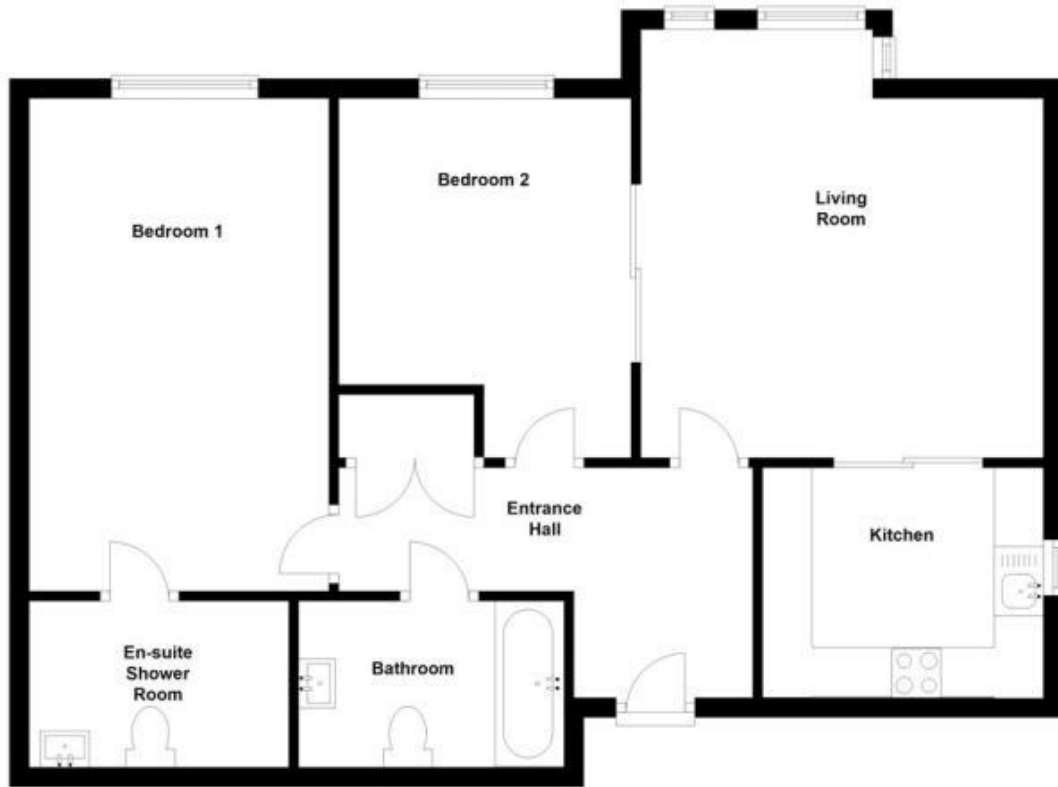
The Hardwick Lodge guest room provides owners guests with a warm and comfortable second home, in which they can enjoy their stay with friends or relatives. Located on the ground floor, the twin bedded en-suite room allows your visitors to stay without the expense and inconvenience of booking a hotel.

Lease Details

Originally 999 years from 01/01/2013
Management Company: Holdshare Management Services
Management Charge: £200 to include the ground rent.

(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).

Ground Floor
Approx. 68.1 sq. metres (733.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)



Apartment / Flat



Leasehold



2



1



B



1

EPC

B



Heating



Parking spaces first come





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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