



Garden Apartment, 6 Hill Road, Clevedon, BS21 7NE  
**£499,950**

Steven  
*Smith*



Located in the heart of Clevedon's sought after Hill Road, this elegant Victorian garden apartment offers a perfect blend of period charm and modern convenience. Boasting its own private entrance, private front and rear gardens and allocated parking this unique home features high ceilings, fireplaces, original cornicing and large windows that enhance its character. The well proportioned accommodation includes a stylish living room, a contemporary kitchen, a utility room and three generous bedrooms. The master bedroom enjoys an outlook to the beautifully maintained private garden, an idyllic retreat for relaxing or entertaining. It also has a stunning boutique style en suite. A modern shower room and ample storage complete the interior. Further benefits include a private parking space, ensuring convenience in this desirable location. Just moments from Clevedon's boutique shops, cafés, and the stunning seafront, this exceptional property offers an enviable lifestyle in a prime setting.

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

Front door opens to:

#### **Impressive Hallway**

With access to the airing cupboard housing the pressurised hot water cylinder and providing storage for shoes and coats etc, tiled floor, immaculately presented.

#### **Lounge/Diner 14' 11" x 14' 1" (4.54m x 4.29m)**

A stunning room with a feature fireplace with windows either side, archway opening to

bedroom 3/snug room. LVT flooring flowing through into:

#### **Kitchen 21' 5" x 6' 0" (6.52m x 1.83m)**

Beautifully fitted with a range of base units with quartz work surfaces incorporating a sink with drainer and mixer tap, stable door to courtyard garden, electric cooker point, integrated dishwasher, skylight. Door opening to:

#### **Utility 7' 8" x 5' 11" (2.34m x 1.80m)**

With a work surface, plumbing for washing machine, space for self condensing tumble dryer, space for further refrigeration, LVT floor, extractor fan.

#### **Bedroom 1 15' 10" x 14' 10" (4.82m x 4.52m)**

An impressive spacious double bedroom with a window overlooking the garden, feature fireplace.

#### **En-Suite 14' 11" x 5' 1" (4.54m x 1.55m)**

Simply stunning! A three piece white suite of WC, washhand basin set onto a vanity unit with storage below, freestanding bath with hand held shower attachment, window, tiled floor.

#### **Bedroom 2 13' 10" x 13' 4" (4.21m x 4.06m)**

A double bedroom with a feature fireplace, window overlooking the private front garden.

#### **Bedroom 3/Snug Room 13' 4" x 11' 9" (4.06m x 3.58m)**

A third double bedroom that could also be used as snug room as there is a connecting

door to the lounge/diner. Exposed stone fireplace, wood floor, window to rear.

#### **Luxury Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin set onto vanity unit with storage below, king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, spotlights, extractor fan.

#### **OUTSIDE**

From Herbert Road a shared driveway extends down past number 6 and leads to an allocated parking space, there is then access to the private front door of The Garden Apartment. To the front of the property there is an area of lawn which is owned by the apartment with established shrubs and perennials and trees to borders and a fabulous old stone wall leading up to Hill Road. To the left hand side of the property there is access to a private courtyard giving further access to the stable door leading to the kitchen. There is also a gate which gives immediate access onto Hill Road.

#### **Lease Details:**

**Term:** Originally 999 years from and including 01/10/2018. The freeholder pays 2/3rds of any maintenance and this flat will pay 1/3<sup>rd</sup>. This flat also pays a proportion of the buildings insurance.

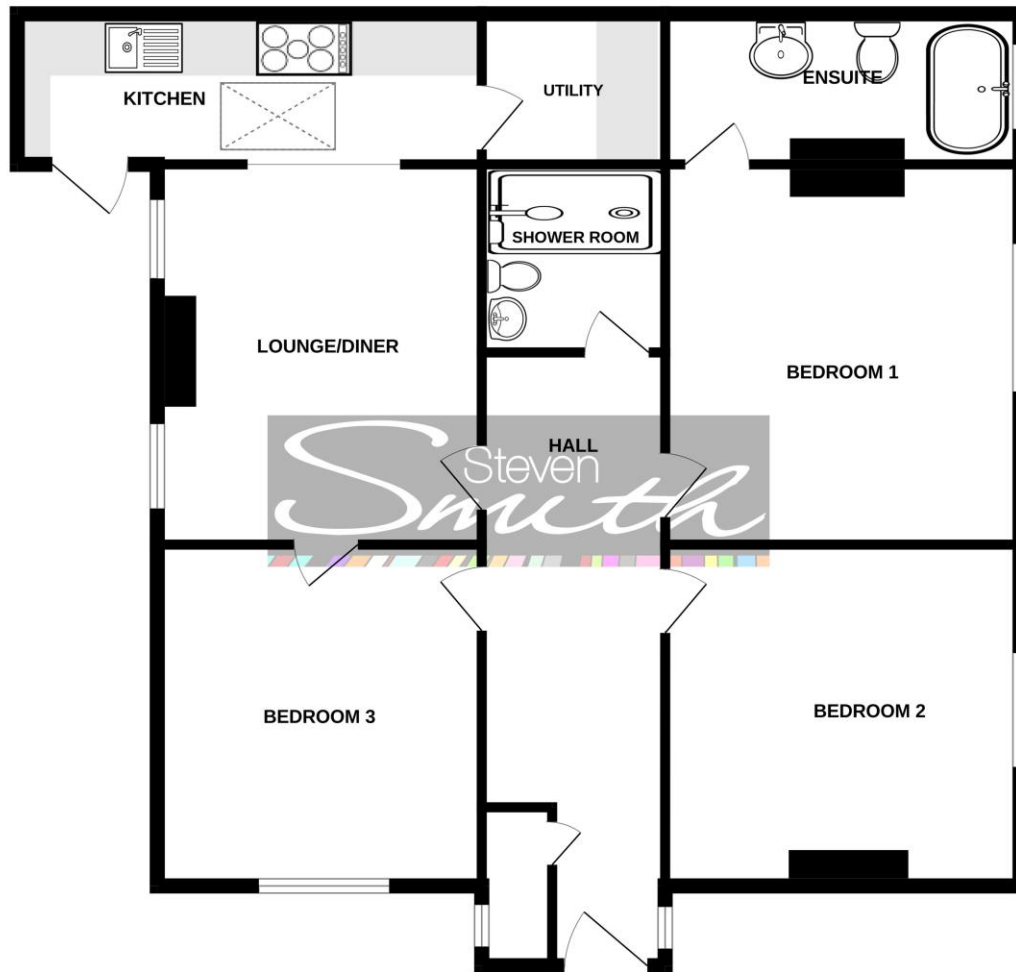
**(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).**







## GROUND FLOOR



Flat



Leasehold



3



Garden



2



B



1

**EPC**

D



Gas Central Heating



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

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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