



Flat 3, 77 Cambridge Road, Clevedon, BS21 7BN  
**£320,000**

Steven  
*Smith*





Not only does this fabulous apartment enjoy an idyllic Upper Clevedon position, it comes with the added benefit of its own garage and garden to enjoy! The accommodation comprises impressive lounge/dining room with bay window and feature fireplace, beautifully fitted kitchen, two well proportioned bedrooms and a stylish shower room. Throughout, the property boasts a wealth of character features, is filled with a great amount of natural light and enjoys some delightful coastal views.

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

The front door of Walton House opens into the porch, which leads into a communal hall with immediate access to the front door of Flat 3. This opens to:

##### **Hall**

Storage cupboard and access to loft space. Doors to all the following accommodation:



##### **Lounge/Diner 15' 9" into bay x 15' 0" (4.80m into bay x 4.57m)**

An impressive room with a bay window, with working shutters, looking out over your own garden and providing the most fabulous view across the Bristol Channel towards the Welsh coastline. Second window to side. Ornate ceiling coving.

##### **Kitchen 9' 7" x 8' 2" (2.92m x 2.49m)**

Beautifully fitted with a range of wall and base units with granite working surfaces, stainless steel sink with drainer cut into the granite worktop. Electric oven, four ring gas hob, space for fridge/freezer, plumbing for washing machine, glass display cupboard. Window with working shutters. Access to the Vaillant gas fired combination boiler.

##### **Bedroom 1 16' 5" x 10' 6" (5.00m x 3.20m)**

An impressive double bedroom with window with working shutters looking out onto the private garden. Ornate ceiling coving. There is also a range of fitted wardrobes.



##### **Bedroom 2 9' 6" x 6' 0" (2.89m x 1.83m)**

A clever use of space a ladder to mezzanine sleeping accommodation. Window to front.

##### **Shower Room**

Beautifully fitted with three piece suite of WC, washhand basin, shower cubicle with mains shower. Ladder radiator. Extractor fan.

##### **OUTSIDE**

The driveway provides private access to a Single Garage and your own allocated parking. Immediately adjacent to the flat are the most surprising gardens, beautifully planted with a lawn; established shrubs and patio for al fresco dining. There are fabulous views across the Bristol Channel to the Welsh coastline. The gardens are easy to maintain and offer a truly enchanting outside retreat.

##### **Lease Details:**

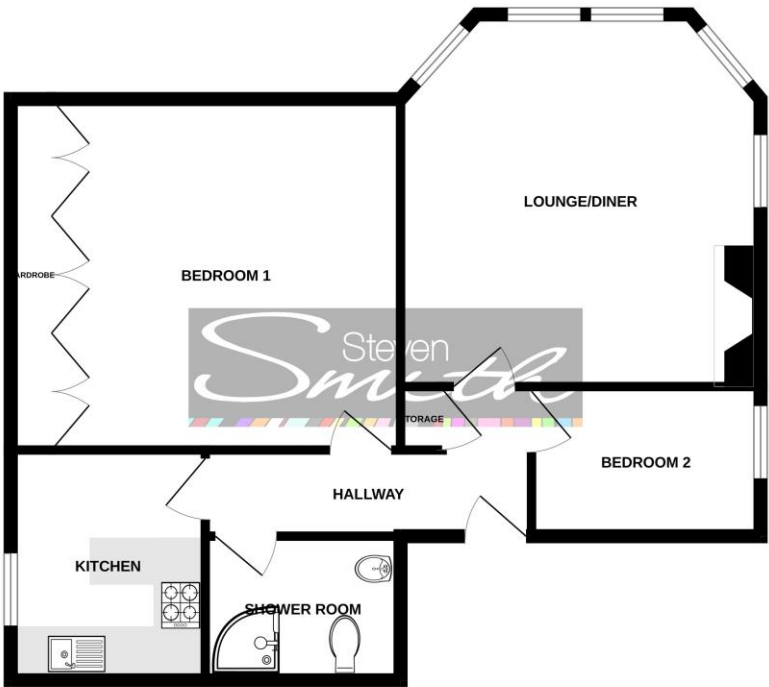
**Term:** Originally 999 years from 8 October 1976 to 1 June 2975

**Management Company:** Stephen & Co

**Management Charge:** £100 pcm

**Ground Rent:** £10 pa

GROUND FLOOR



Apartment



Leasehold



2



Garden



1



B



1

EPC

D



Gas Central Heating



Garage and 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability 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

