



Flat 2, 29 Victoria Road, Clevedon, BS21 7RU  
**£375,000**

Steven  
*Smith*



Situated in a highly regarded location within a short walk to Clevedon's glorious sea front, this beautifully presented garden apartment will not disappoint! Enjoying a convenient level approach to the apartment itself and well maintained and presented communal areas, the accommodation comprises impressive open plan living area featuring a contemporary kitchen and inviting lounge area with bay window and feature fireplace, two double bedrooms with fitted storage and stylish contemporary bathroom. Throughout, there is a wealth of period features to appreciate including decorative cornicing, high ceilings, original fireplaces and deep bay windows, allowing the natural light to flood in. Double doors from the second bedroom lead to a charming private garden area, which has been landscaped to be low maintenance whilst providing the ideal outdoor retreat. From the garden, there is level access to the communal parking area and there is access to the equally delightful communal gardens. Victoria Road is in an enviable position with a host of independent shops, cafes and restaurants just a short distance away along Clevedon's highly regarded Hill Road and the well served town centre easily accessible in the opposite direction. Over the past year the building has undergone a significant amount of work to include re-pointing and refurbishment of the communal areas making it a far more welcoming entrance.

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

Communal entry door with telephone entry system opens to impressive porch giving access to the communal front door opening to the hall and leading to the front door of Flat 2. Front door opens to:

#### **Hall**

With wooden floor, telephone entry receiver, ornate ceiling coving.

#### **Open Plan Living 23' 8" into bay x 15' 1" (7.21m into bay x 4.59m)**

A very impressive room.

#### **Kitchen Area**

Beautifully fitted with a range of high gloss fronted wall and base units with butchers block work surfaces, electric oven with four ring gas hob and contemporary extractor hood. Stainless steel sink, space for fridge/freezer, plumbing for washing machine, tiled floor in this area, tiled splashback. Solid wood floor then flows through into the:

#### **Living/Dining Area**

With a beautiful fireplace, ornate ceiling coving, central ceiling rose, picture rail, bay window providing a pleasant outlook back onto Victoria Road and the communal front garden.

#### **Bedroom 1 18' 11" into bay x 15' 1" (5.76m into bay x 4.59m)**

Measurements include a comprehensive range of built in wardrobes. Picture rail, ornate ceiling coving, central ceiling rose, pretty fireplace, bay window looking out onto Victoria Road and the communal garden.

#### **Bedroom 2 11'11" x 11'5" max 10'2" min**

Measurements include the airing cupboard housing the modern Vaillant gas fired combination boiler. Pretty Victorian fireplace, wood effect floor, ceiling coving, ceiling rose and french doors opening to the private garden.

#### **Bathroom**

Beautifully fitted with a three piece white suite of WC, contemporary washhand basin with storage below, bath with shower and glass shower screen door, fully tiled walls and floor, chrome ladder radiator, spotlights, extractor fan, window.

#### **OUTSIDE**

From Victoria Road a pillared pedestrian entrance with a wrought iron gate opens to a pathway which leads to the front door. The communal gardens are very well maintained and there is a concealed bin storage area.



## Flat 2's Private Garden

Is accessed via bedroom 2 and is laid to stone chippings for ease of maintenance and is bound predominantly by a beautifully stone wall. There is also a pedestrian gate giving access to the front. This gives level access to the flat.

### Terms:

Originally 999 year lease from 1st January 2005

**Management Company:** Woods

**Management Charge:** £130 pcm management charge which includes ground rent and buildings insurance there are 7 flats in the building

### Ground Rent:

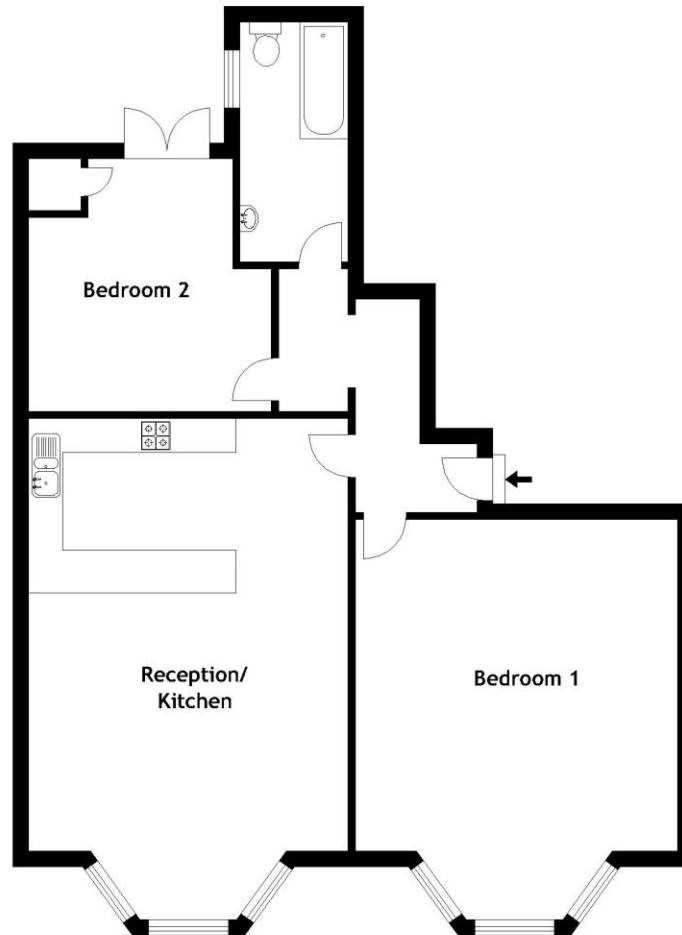
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).







Flat 2, 29 Victoria Road, Clevedon BS21 7RU  
Approx. Area 847.10 Sq. Ft - 78.70 Sq. M



Flat



Leasehold



2



Garden



1



1



1

**EPC**

E



Gas Central Heating



Parking

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Westcountry EPC





**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](https://www.facebook.com/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

