



12 Coleridge Court, Coleridge Vale Road North, Clevedon, BS21 6FL
£189,950

Steven
Smith



Situated in the heart of Clevedon, this delightful ground floor retirement apartment offers comfortable and secure living in a purpose built development designed exclusively for the over 60s. Perfectly positioned for ease of access, the property benefits from a level entrance and is ideally suited to those seeking independent living with the reassurance of a supportive community environment. The apartment features a spacious living/dining room with a pleasant outlook, a well appointed fitted kitchen, a generously sized double bedroom with built in wardrobes and a modern shower room. Additional features include electric heating, double glazing, and emergency pull cords throughout for added peace of mind. Residents can also enjoy beautifully maintained communal gardens, a welcoming residents' lounge, laundry facilities, and a guest suite for visiting family and friends. The property is conveniently located close to local amenities, transport links and the charming seafront promenade. Offered with no onward chain, this well presented apartment is a fantastic opportunity for those looking to enjoy their retirement in a peaceful yet connected community.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to the communal hall giving access to the ground floor and the

front door of Apartment 12. Front door opens to:

Hall

Access to airing cupboard housing the hot water cylinder and providing storage.

Lounge/Diner 17' 6" x 10' 10" (5.33m x 3.30m)

A pretty electric fireplace takes centre stage, door giving access to a small south facing patio area and the communal gardens.

Kitchen 7' 4" x 7' 1" (2.23m x 2.16m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven, four ring electric hob with extractor hood, integrated separate under-counter fridge and freezer, tiled splashbacks, window looking out onto the communal garden.

Double Bedroom 13' 5" x 9' 2" (4.09m x 2.79m)

Measurements include mirror fronted wardrobes. Window looking out onto the communal gardens.

Shower Room

Three piece white suite of WC, washhand basin with storage below, shower cubicle, partially tiled walls, extractor fan.

The apartment further benefits from a welcoming residents lounge and kitchen, a communal laundry, a bin store, 24 hour careline response, well maintained communal gardens and a site manager.

Lease Details:

Term: Originally 125 years from 1 June 2008

Management Company: McCarthy & Stone

Service Charge: Currently for year 2025/2026 £278.82 per month

Ground Rent: £365.41 due twice a year (April - Aug) and (September -February)

(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 12, Coleridge Court, Clevedon
Approx. Area 476.80 Sq.Ft - 44.30 Sq.M



Ground Floor

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.



EPC C





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

E: 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

