



Flat 1 Claremont Hall, Highdale Road, Clevedon, BS21 7LW

**£350,000**

Steven  
*Smith*



Claremont Hall is a fine Grade II Listed period residence that was converted into a number of sumptuous apartments around 1990 with many of the apartments leading off the most incredible hallway with minstrels gallery above. Wow what an entrance to a building. From the main living room there are views south from the stone mullion windows across Clevedon to the Mendip Hills in the far distance. This apartment occupies the ground floor and comes complete with a private courtyard behind, ideal for a glass of wine in the evening. The accommodation is bright and airy and flows beautifully throughout. The bathroom has been upgraded with a double ended bath complete with overhead rainforest style shower. The kitchen is well fitted with white marble worktops which complement the white cupboard units and the integrated appliances.

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

Pass through a pair of impressive doors into the entrance vestibule before again passing through a fabulous doorway into the galleried hallway, the centre of the building. To your left at ground floor level there is access directly into Flat 1.

#### **Inner Hallway**

Communal entry phone system and a wood effect karndean floor which extends throughout much of the ground floor.

#### **Lounge/Dining Room 20' 0" x 17' 0" (6.09m x 5.18m)**

A series of stunning stone mullion windows which look south towards the Mendips and come complete with working shutters. At the far end of the room an impressive Adam style fireplace. Decorations include ceiling cornicing and two ceiling roses. This is a great room for entertaining. An archway passes through to the:

#### **Kitchen 10' 4" x 6' 6" (3.15m x 1.98m)**

Fabulous white marble worktops and excellent white fronted kitchen cupboard and drawers with integrated appliances which include the oven, hob, dishwasher and washer/dryer.

#### **Bedroom 1 11' 9" x 8' 0" (3.58m x 2.44m)**

An attractive room with two built in wardrobes which also accommodate the Vaillant gas fired central heating boiler. This room has the advantage of a Georgian style door which opens directly out onto the courtyard garden - what a bonus!

#### **Bedroom 2 9' 8" x 9' 2" (2.94m x 2.79m)**

With an attractive aspect of the courtyard garden and built in wardrobes.

#### **Luxury Bathroom**

A sumptuous suite comprising the double ended freestanding bath with mixer tap and overhead rainforest style shower. There is a WC and rectangular washbasin

with vanity drawer below. Beautiful tiled and extremely well decorated.

#### **OUTSIDE**

As you sweep onto the driveway in front of Claremont Hall there is a visitors parking immediately to your right and allocated parking for one car further along on your right hand side. The gardens that flank the front of the property are available for all residents.

**NB.** From the main galleried hallway there is a doorway beneath the stairs leading to a large storage area specific and only for the use of this apartment.

**Tenure:** Leasehold

**Management Company:**

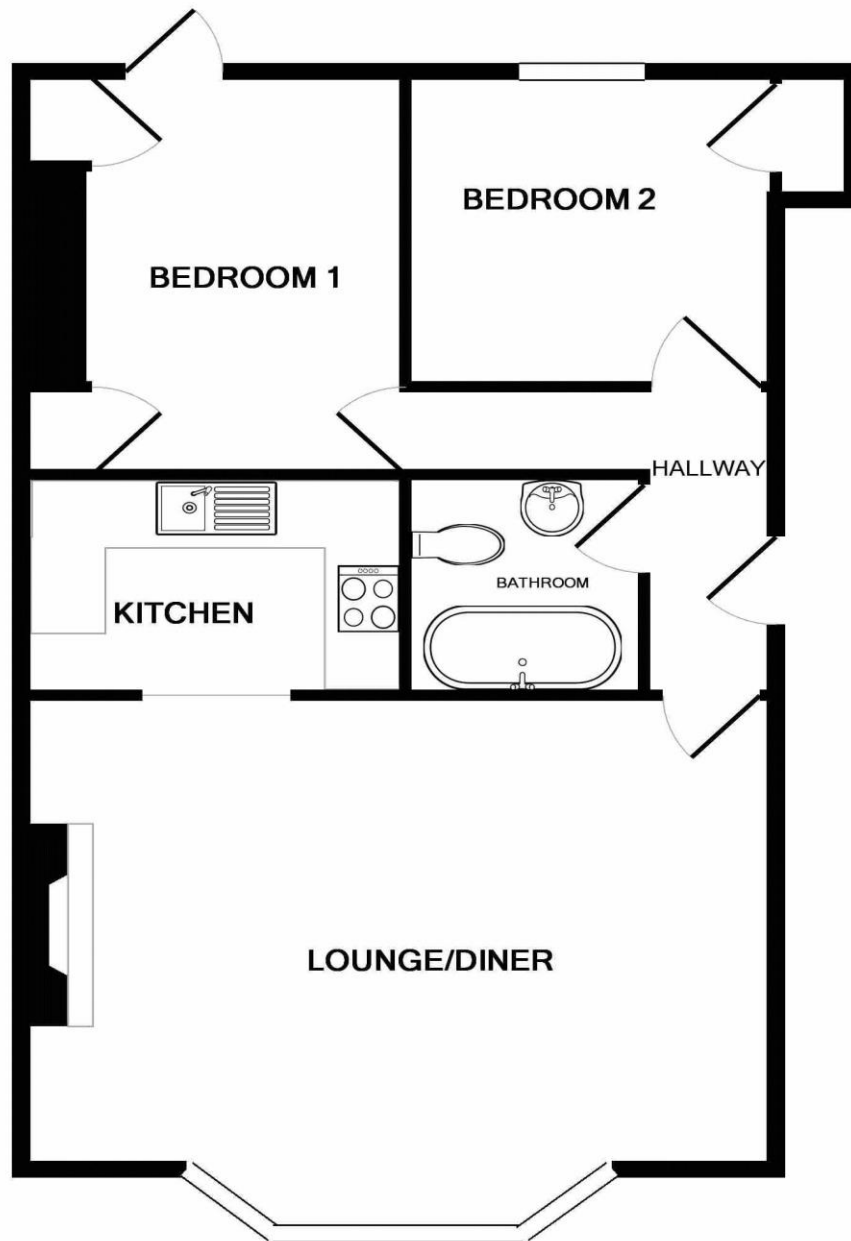
**Management Charge:** £ per calendar month











Ground Floor Flat



Leasehold



2



Outside Space



1



B



1

**EPC**

D



Gas Central Heating



Allocated Parking

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Please Note**

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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



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