



15 Salthouse Court, Salthouse Road, Clevedon, BS21 7TR  
**£249,950**

Steven  
*Smith*



This purpose built second floor apartment at Salthouse Court in Clevedon offers two generous double bedrooms and has been extensively updated throughout. The kitchen and bathroom are brand new, the interior has been redecorated and new carpets have been fitted to create a fresh, modern finish. From the rear of the property, the outlook takes in the well kept communal gardens as well as stunning views across Marine Lake, the Grade I listed pier, the Bristol Channel and the Welsh coastline. To the front, there are far reaching views across Clevedon towards the Mendip Hills. The apartment also benefits from an undercover allocated parking space, lift access and is available with no onward chain.

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

Communal entry door with telephone entry system opens to communal hall with stairs and lift access to the second floor. Front door of Apartment 15 opens to:

#### **Hallway**

Telephone entry receiver, access to the gas boiler.

#### **Lounge/Diner 15' 11" x 14' 0" (4.85m x 4.26m)**

A window overlooks the communal rear garden taking in Marine Lake, Clevedon's Grade I Listed Pier, the Bristol Channel and the Welsh coastline in the far distance.

#### **Kitchen 8' 8" x 7' 11" (2.64m x 2.41m)**

Beautifully refitted with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink with mixer tap and drainer, electric oven with four ring electric hob and contemporary extractor hood. Plumbing for washing machine, space for fridge/freezer, window looking over the communal garden, wood effect floor.

#### **Bedroom 1 16' 0" x 9' 11" (4.87m x 3.02m)**

Window providing a southerly aspect over the rooftops of Clevedon towards the Mendips in the far distance.

#### **Bedroom 2 11' 8" x 9' 1" (3.55m x 2.77m)**

A second generous double bedroom with window providing the same pleasant outlook as bedroom 1.

#### **Bathroom**

Beautifully refitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with mains shower and glass shower screen door. Wood effect floor, chrome ladder radiator, extractor fan.

#### **OUTSIDE**

From Salthouse Road the private driveway extends around the rear of the property giving access to the undercover parking space for Apartment 15.

#### **The Communal Gardens**

The communal gardens are beautifully maintained by the Management Company and can be appreciated from the lounge/diner and the kitchen.

#### **Lease Details:**

**Term:** Originally 999 years from 15 November 1973

**Management Company:** Salthouse Court Ltd

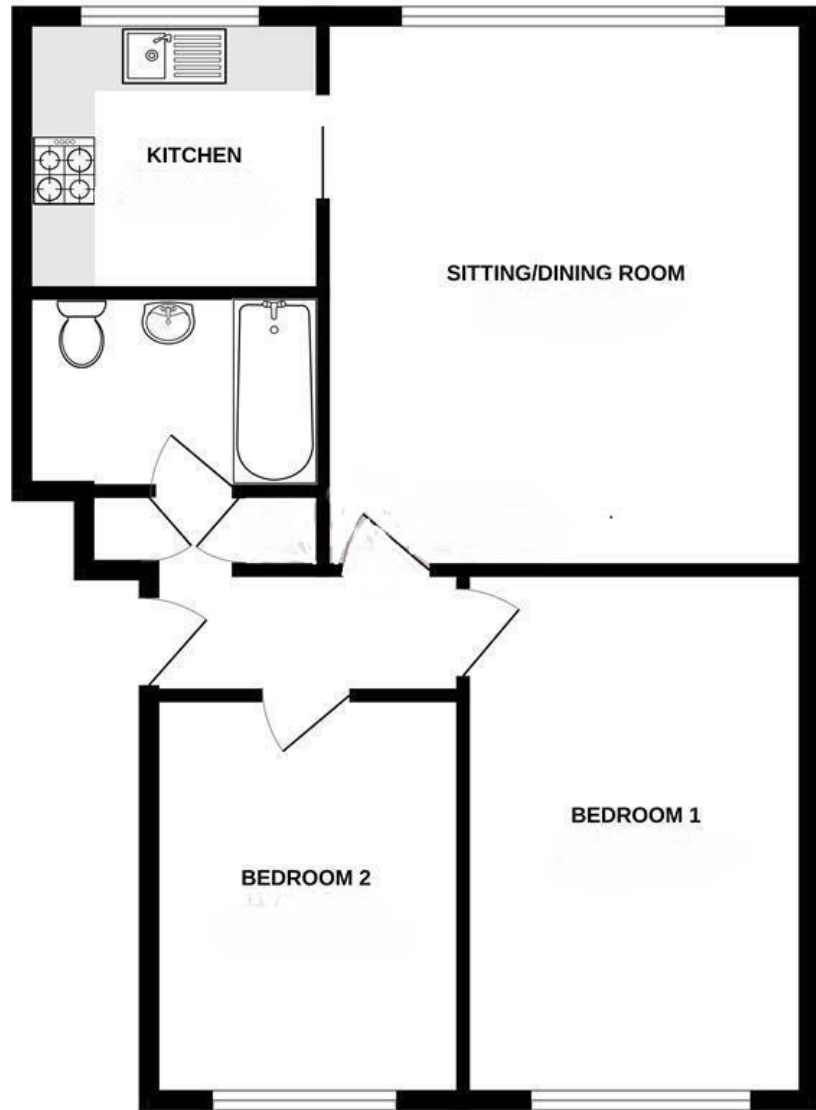
**Management Charge:** £1,731.74 per annum

**Ground Rent:** N/A

**(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).**



SECOND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.

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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-  Apartment
-  Leasehold
-  2
-  Communal Garden
-  1
-  B
-  1
- EPC** D
-  Electric Heating
-  Parking





#### 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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