



Apartment 8 The Regent, Hill Road, Clevedon, BS21 7PH
£330,000

Steven
Smith

This stunning first floor apartment is set within the prestigious Regent development on Hill Road in Clevedon, offering the perfect blend of luxury, comfort and lifestyle. Purpose built with contemporary living in mind, the home features two generous double bedrooms, including a beautifully appointed principal suite with a stylish ensuite bathroom, as well as a second modern bathroom. The impressive open plan living space is the heart of the apartment, where large feature windows fill the room with natural light and frame views over this vibrant part of town. A sleek, fully fitted kitchen with integrated appliances completes the space which is ideal for relaxed evenings or entertaining friends in style. With lift and stair access, plus an allocated parking space, every detail has been designed for effortless living. Offered with no onward chain, this home is all about the lifestyle. Once outside you are immediately surrounded by the energy of Hill Road, a charming destination known for its boutique shops, artisan cafés, stylish bars and acclaimed restaurants. Mornings can start with coffee from your favourite café, weekends can be spent browsing local galleries or enjoying a leisurely walk along Clevedon's stunning seafront, just moments away. Living at The Regent isn't just about a home it's about embracing the best of coastal sophistication, where every day feels a little more special.

Accommodation (all measurements approximate)

Communal entry door with video entry system opens to communal hall giving lift and stair access to the first floor leading to the front door of Apartment 8. Front door opens to:

Hall

Access to utility cupboard with plumbing for washing machine and the pressurised hot water cylinder. From the hallway five steps rise to the main landing leading to all of the following accommodation:

Open Plan Living 26'5" x 15'5" max 10'1" min

A very impressive space with high vaulted ceilings and four feature windows looking out onto Hill Road. Engineered oak floor flowing through into the kitchen which is fitted with a range of wall and base units with silestone working surfaces incorporating a sink with mixer tap. Double electric oven, four ring electric hob with contemporary extractor hood, integrated appliances to include fridge, freezer and dishwasher.

Bedroom 1 12' 9" x 8' 8" (3.88m x 2.64m)

Measurements exclude a built in wardrobe. Window to side, high vaulted ceiling.

En-Suite

Beautifully fitted with a three piece Duravit suite of wall hung WC and

washhand basin, king size shower cubicle, partially tiled Porcelanosa walls and floor, chrome ladder radiator, extractor fan, spotlights, shaving point.

Bedroom 2 10' 6" x 8' 4" (3.20m x 2.54m)

A spacious second double bedroom with window to side and high vaulted ceiling.

Bathroom

Beautifully fitted with a three piece white Duravit suite of wall hung WC and washhand basin, bath with shower and glass shower screen door, partially tiled Porcelanosa walls and floor, chrome ladder radiator, spotlights, extractor fan, shaving point.

OUTSIDE

There is 1 allocated parking space.

Lease Details

Originally 999 years from 1st January 2014

Management Company: 3Sixty Management Ltd

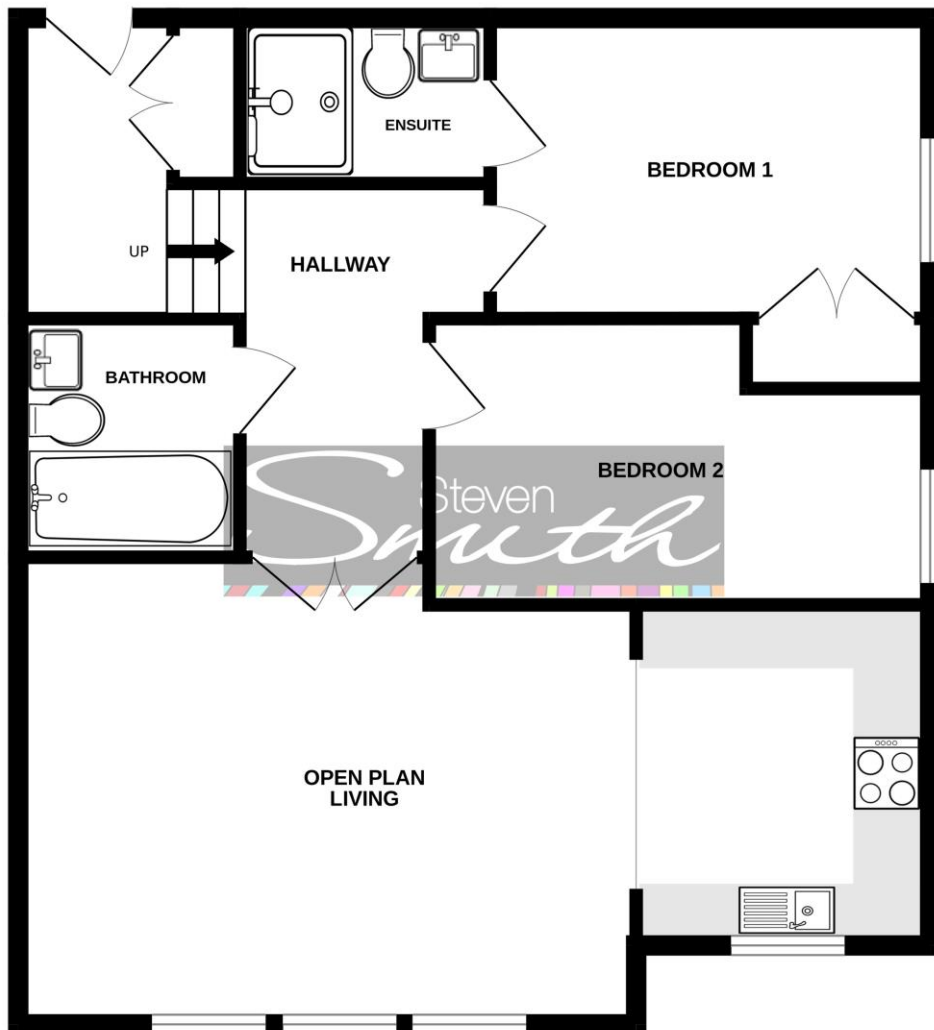
Management Charge: £190 per month to include buildings insurance

Ground rent: £30 per month

NB. The photos were taken before the tenants moved into the property

(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).

FIRST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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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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