



Flat 4, 29 Victoria Road, Clevedon, BS21 7RU  
**£199,000**

Steven  
*Smith*



Occupying a sought after position with far reaching views towards The Bristol Channel, this first floor flat will make an ideal first time or investment purchase. Thoughtfully converted, the building retains much of its period charm whilst benefitting from a host of contemporary features chosen to suit a modern lifestyle. Comprising of a spacious lounge/diner, a brand new kitchen, double size bedroom and a modern bathroom, the accommodation has a bright and airy feel throughout. Victoria Road is in an enviable location with Clevedon's popular sea front just a short stroll away. A host of independent shops, cafes and restaurants are just a short distance further along Clevedon's highly regarded Hill Road. The property is offered for sale with no chain!

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

Communal entry door opens to communal porch with telephone entry system with a communal door opening to the hallway giving access to the first floor and the front door of Flat 4. Flat 4 front door opens to:

#### **Hallway**

With floorboards, spotlights, ceiling coving and door giving access to a fire escape

#### **Lounge/Diner 18' 10" into bay x 15' 2" (5.74m into bay x 4.62m)**

A bay window provides a stunning view over the well kept communal gardens stretching over towards the Bristol Channel and the Welsh coastline and to the left hand side the Mendips and also not forgetting those incredible summer sun sets. Feature fireplace, picture rail, ceiling coving, built in fridge freezer. Opening to:

#### **Kitchen 9' 7" x 4' 3" (2.92m x 1.29m)**

Newly fitted with a range of wall and base units with working surfaces incorporating a sink with mixer tap. Plumbing for washing machine, electric cooker point, double electric oven, spotlights, ceiling coving.

#### **Double Bedroom 13' 11" x 10' 0" (4.24m x 3.05m)**

Measurements include an airing cupboard housing the Vaillant gas fired combination boiler, a front to back room with window to rear and window to front. Ceiling coving.

#### **Bathroom**

Fitted with a three piece white suite of WC, washhand basin, bath with hand held shower attachment, fully tiled walls and floor, spotlights, extractor fan, chrome ladder radiator.

#### **OUTSIDE**

From Victoria Road a pillared pedestrian entrance with a wrought iron gate opens to a pathway giving access to the communal front door. There is also a concealed bin storage area to the front.

#### **Lease Details:**

Originally 999 years from 1st January 2005

**Management Company:** Staddons Block

**Management Charge:** £115 per month

**Ground Rent:** Not applicable

No restrictions for dogs

**(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



Leasehold



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**EPC** D

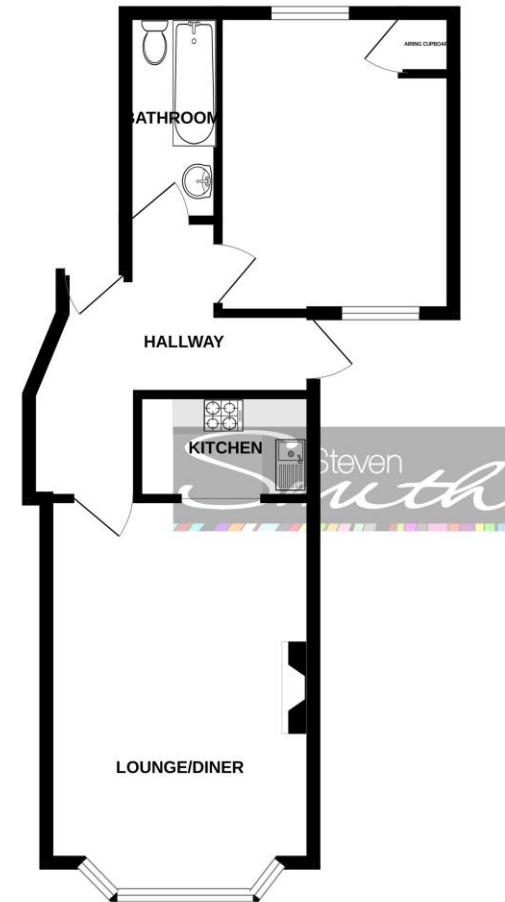


Gas Central Heating





GROUND FLOOR



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. Made with Metropix ©2024

**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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