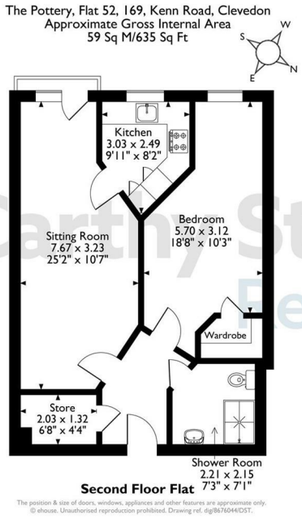
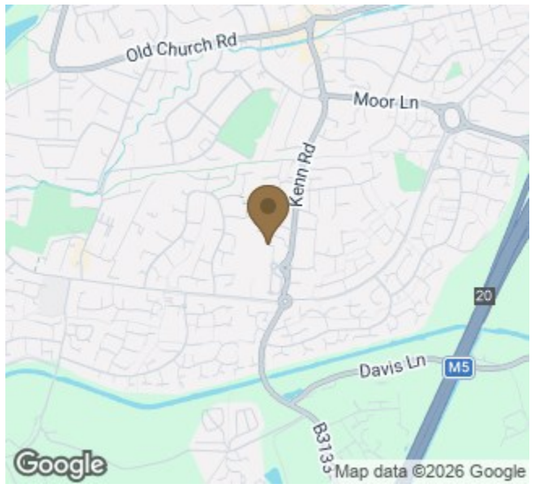
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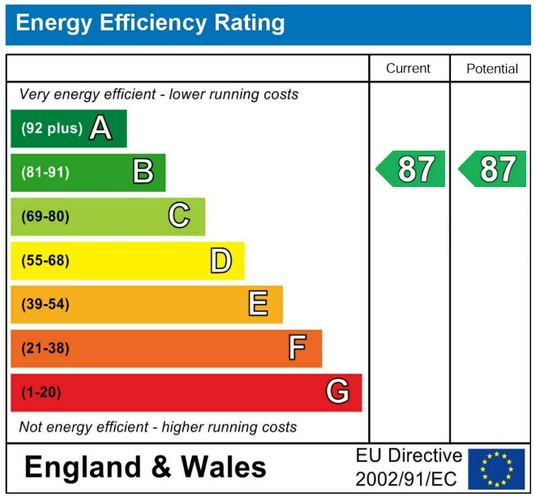
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Registered in England and Wales No. 10716544

The Property Ombudsman







52 The Pottery

169 Kenn Road, Clevedon, BS21 6GA

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 52 The Pottery could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Top Floor Apartment With Lift Access To All Floors
- Spacious Living Room With West Facing Juliet Balcony
- Contemporary Kitchen With Integrated Appliances
- Generous Size Double Bedroom With Walk In Wardrobe
- Bathroom With Walk In Shower
- On-site Chef-run Bistro With Changing Seasonal Menus
- Stunning Homeowners Lounge Where Social Events Take Place
- Wellness Suite
- Tailored Care & Support Services - 1 Hour Domestic Support Per Week Included Within Service Charge
- Esates Team On Site 24/7 - Plus 24/7 Careline For Further Peace Of Mind

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

52 The Pottery, Clevedon

1 | 1 | Asking price £285,000

The Pottery
Situated in an attractive coastal town of Clevedon, this Retirement Living PLUS development will offer you the opportunity to maintain your independence in a home you own, while receiving that little extra care and support you need. Within this quaint seaside town in Somerset, you'll find a whole host of amenities and facilities within a picture-postcard setting.

In addition to the Estates Manager - who oversees the development's running - the development is staffed 24 hours a day. Our trained and dedicated team will provide whatever support you need as part of your individually tailored care package. The care we provide is totally flexible and so you'll only receive and pay for the care that you need. Homeowners also receive 1 hour of domestic assistance each week that is included within the service charge - you choose what chores you'd like us to help out with.
There is an on-site bistro serving great-value, high-quality meals every day - an easy option perfect for when you don't feel like cooking. Other features include, lifts to all floors, a wellness suite, beautiful landscaped gardens and the social lounge that sits at the development's heart, providing a comfortable space for you to socialise with your fellow homeowners and friends & family.

The Local Area
Clevedon is a picturesque Somerset town on the banks of the Severn Estuary. As well as a town centre offering a unique selection of quirky shops alongside high-street favourites, the waterfront provides all you could want from a typical English seaside town.

The town's pier, a Grade I listed building, is hailed by some as England's most beautiful pier. Nearby you'll find a variety of stylish cafes and restaurants, and a stroll along the promenade provides stunning views over glistening pebble beaches and out across the estuary. Clevedon is also home to some charming ornamental gardens and an elegant Victorian bandstand, where you can enjoy performances throughout the summer.
Curzon cinema is another of Clevedon's highlights. One of the oldest purpose-built cinemas in the world that is still in working order, you'll feel as though you've travelled through time as you step through its doors. Enjoy the newest blockbusters, classic films and screenings of live performances as part of an experience that you'll not forget in a long time.
What's more, on the seafront you'll find Clevedon Promenade Bowling Club, a friendly club that always welcomes new members. As well as lawn bowling throughout the summer months, with both friendly and competitive games held regularly, the club often hosts social events such as coffee mornings, quiz nights and bingo.

And further north along the Clevedon coastline is Clevedon Golf Club. Having celebrated its 125th anniversary in 2016, the course is highly regarded in Somerset and offers fantastic views across the estuary. Welcoming both visitors and new members alike, the club boasts extensive facilities, including a driving range, practice greens and a stylish clubhouse housed in a Grade II Listed converted farmhouse.
Situated on Kenn Road in Clevedon, this development benefits from a bus stop immediately outside and a Tesco Superstore 0.1 miles away.
You'll also find a Lidl, a Boots, a cinema, several banks and a choice of coffee shops 0.6 miles away on Old Church Road.
Just 1 mile from the development is Clevedon Salthouse Park and Marine Lake. Additionally, Clevedon Golf Club is 2.2 miles away.

52 The Pottery
Situated on the top floor and conveniently positioned close to the lifts serving all floors, this beautifully presented apartment enjoys a desirable west-facing aspect, allowing plenty of natural light to fill the living space.

From the entrance hall, a door opens into the spacious living room, providing a lovely setting for both relaxing and entertaining, with a further door leading out to a Juliet balcony. The separate modern kitchen is well equipped with a range of integrated appliances.

Returning to the entrance hall, a door leads to the generous double bedroom, which benefits from a useful walk-in wardrobe, while the contemporary bathroom features a walk-in shower. Completing the accommodation is a separate utility/store room, providing valuable additional storage space.

Parking
This apartment has an allocated parking space.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at The Pottery and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at The Pottery freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of The Pottery is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Care & Support
The personal care services available at The Pottery can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,136.58 per annum (for financial year ending 28/02/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information
999 Years from the 1st January 2023
Ground rent: £435 per annum
Ground rent review: 1st Jan 2038













