



37 ADLINGTON HOUSE, SLADE ROAD,  
PORTISHEAD, BS20 6BB

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GOODMAN  
& LILLEY



## LOCATED IN THE MUCH SOUGHT AFTER ADLINGTON RETIREMENT COMPLEX ON SLADE ROAD, IS THIS TWO BEDROOM APARTMENT OFFERED FOR SALE IN IMPECCABLE CONDITION.

### Adlington House

Within Adlington residents benefit from many wonderful facilities with a restaurant serving one meal a day, spa and hair salon served by visiting beauticians and hair dressers. A coffee lounge and activities room provide places to keep active or just relax socialising whilst enjoying a new found hobby.

In brief, the light and airy apartment comprises; entrance hall, utility cupboard with space and plumbing for washing machine and tumble dryer, living room leading through to a dining area with direct access onto the balcony. The kitchen is fitted with a number integrated appliances including, dishwasher, fridge/freezer, electric fan assisted oven, four ring hob and microwave oven. A bathroom, two double bedrooms, master with fitted wardrobes and a shower room complete the internal accommodation.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold - 125 Years from and including 1st January, 2015

Service Charge - £454.94 per month

Contingency Fund - A contribution to the contingency fund is payable on sale or a transfer of ownership. Fund covers spending for the repair or renewal of communal areas, roofs, lifts etc.

The contribution is 0.5% of the open market value of the point of sale or transfer, for each year or part year of ownership.

Communal Facilities Fee - This fee contributes to the cost of providing the communal facilities. This fee is 1.25% of the open market value of the apartment per year of ownership. Any part year will be calculated as a full year, capped at 10 years.

Local Authority: North Somerset Council Tel: 01934 888888

Services: Mains Water, Drainage & Electric

### Accommodation Comprising:-

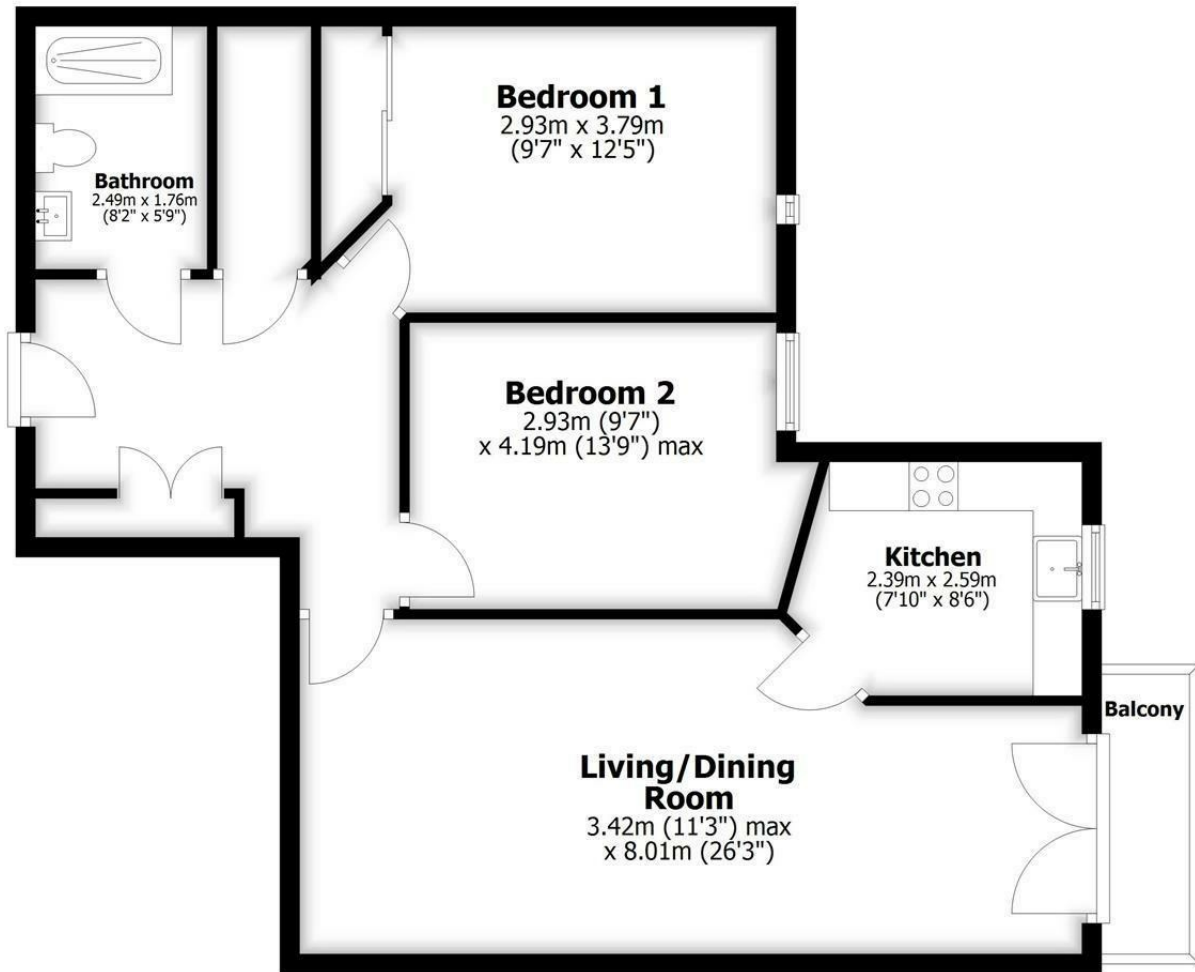
- Two Bedrooms
- Enclosed Balcony
- Close To High Street
- Lift Service
- Quiet Location
- No Onward Chain
- Excellent On-Site Facilities
- Communal Gardens



GUIDE PRICE £215,000



Approx. 76.1 sq. metres (819.5 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 sq. feet)

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