



ADLINGTON HOUSE SLADE ROAD,
PORTISHEAD, BS20 6BB

GOODMAN
& LILLEY



THIS WELL-PROPORTIONED GROUND FLOOR APARTMENT OFFERS SPACIOUS AND THOUGHTFULLY ARRANGED ACCOMMODATION, ENJOYING A PRIVATE POSITION AT THE REAR OF THE BUILDING WITH A PLEASANT OUTLOOK OVER THE COMMUNAL GARDENS.

Situated on the ground floor at the rear of the building, the apartment offers well-balanced accommodation comprising two bedrooms, a living/dining room, kitchen and shower room. The entrance hall also provides two useful storage cupboards, one of which houses plumbing for a washing machine and tumble dryer.

Positioned immediately to the left upon entering is the shower/wet room, thoughtfully designed with a level-access walk-in shower, wash hand basin and WC, providing both practicality and ease of use.

Proceeding along the hallway, you will find two well-proportioned double bedrooms, both enjoying a pleasant outlook over the communal gardens, creating a ????? and private setting. The principal bedroom further benefits from a built-in wardrobe, offering useful storage.

The living/dining room is a particularly impressive feature of the apartment, extending to approximately 25 feet in length and providing a generous, versatile space for both relaxation and entertaining. This light-filled room is enhanced by patio doors which open directly onto the rear patio, seamlessly connecting indoor and outdoor living.

Completing the accommodation is the kitchen, accessed from the living/dining room. The kitchen is well appointed with a range of wall and base units with attractive wooden doors, offering ample storage and worktop space. Integrated appliances include a fridge/freezer and slimline dishwasher, making it both functional and well suited to modern living.

Outside Space

The apartment further benefits from a private rear patio, accessed via patio doors from the living/dining room. The patio is set within the communal gardens and enjoys a pleasant outlook over the surrounding greenery.

Facilities

Adlington House offers an excellent range of on-site facilities, including a welcoming communal lounge, activity room, hair salon and a dining room

providing subsidised meals. Residents also benefit from an electric scooter store and beautifully maintained communal gardens, along with a communal car park for both residents and visitors.

Location

Positioned just off Slade Road in Portishead, Adlington House enjoys a highly convenient setting for retirement living, with easy access to a wide range of local amenities including shops, cafés, supermarkets, medical facilities and public transport links. The vibrant Marina and High Street are also within close proximity, offering an excellent balance of everyday convenience and leisure opportunities.

Agent Notes

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

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

- Ground Floor Apartment
 - Open Plan Living/Dining Room
 - Approx. 788 Sq.Ft
 - Prime Portishead Location
- Two Bedrooms
 - Separate Kitchen
 - Ground Floor with Garden Access

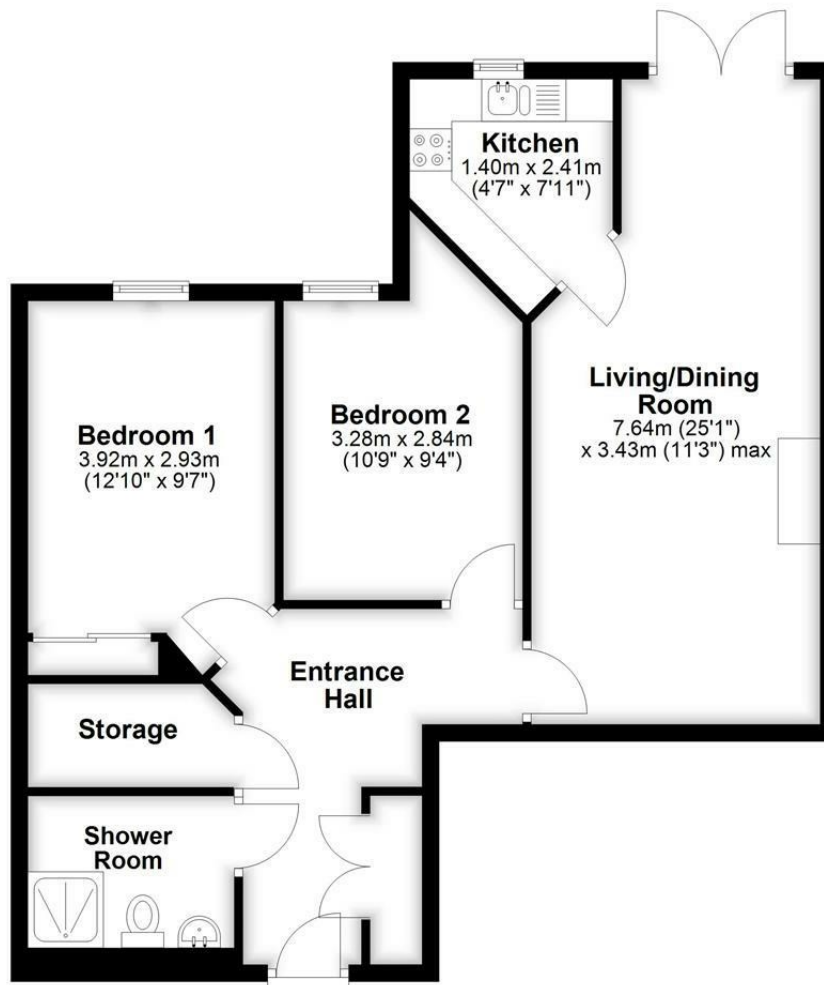


GUIDE PRICE £135,000



Ground Floor

Approx. 73.2 sq. metres (788.1 sq. feet)



Total area: approx. 73.2 sq. metres (788.1 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.