



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

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.

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 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

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.

Accommodation Comprising:-

Entrance Hall

Secure front door opening to the entrance hall, televised intercom system, doors opening to all of the accommodation, utility cupboard with ample space for storage as well as plumbing for a washing machine and dryer, hot water cylinder.

Lounge/Diner

A good sized room, open-plan with the kitchen with ample space to position a three piece suite, dining room table and chairs, TV & telephone point, two electric panel heaters, uPVC double glazed French doors opening to the glazed balcony.

Kitchen

Fitted with a comprehensive range of wall, base and drawer units with underlighting and worktop space, inset one and half bowl stainless steel sink and drainer unit, integrated fridge/freezer with built-in electric fan oven, four ring hob with pull out extractor hood over, built-in microwave, uPVC double glazed window to rear aspect.

Master Bedroom

uPVC double glazed window to the rear aspect, fitted wardrobes, electric panel radiator, TV point.

Bedroom Two

uPVC double glazed window to the rear aspect, electric panel radiator.

Shower Room

Fitted with a three piece suite comprising; low level WC with concealed cistern, pedestal wash hand basin, shower enclosure with mains shower, fully tiled, heated towel rail, recessed ceiling down lighting, extractor fan.

- Two Bedrooms
- Enclosed Balcony
- Close To High Street
- Lift Service

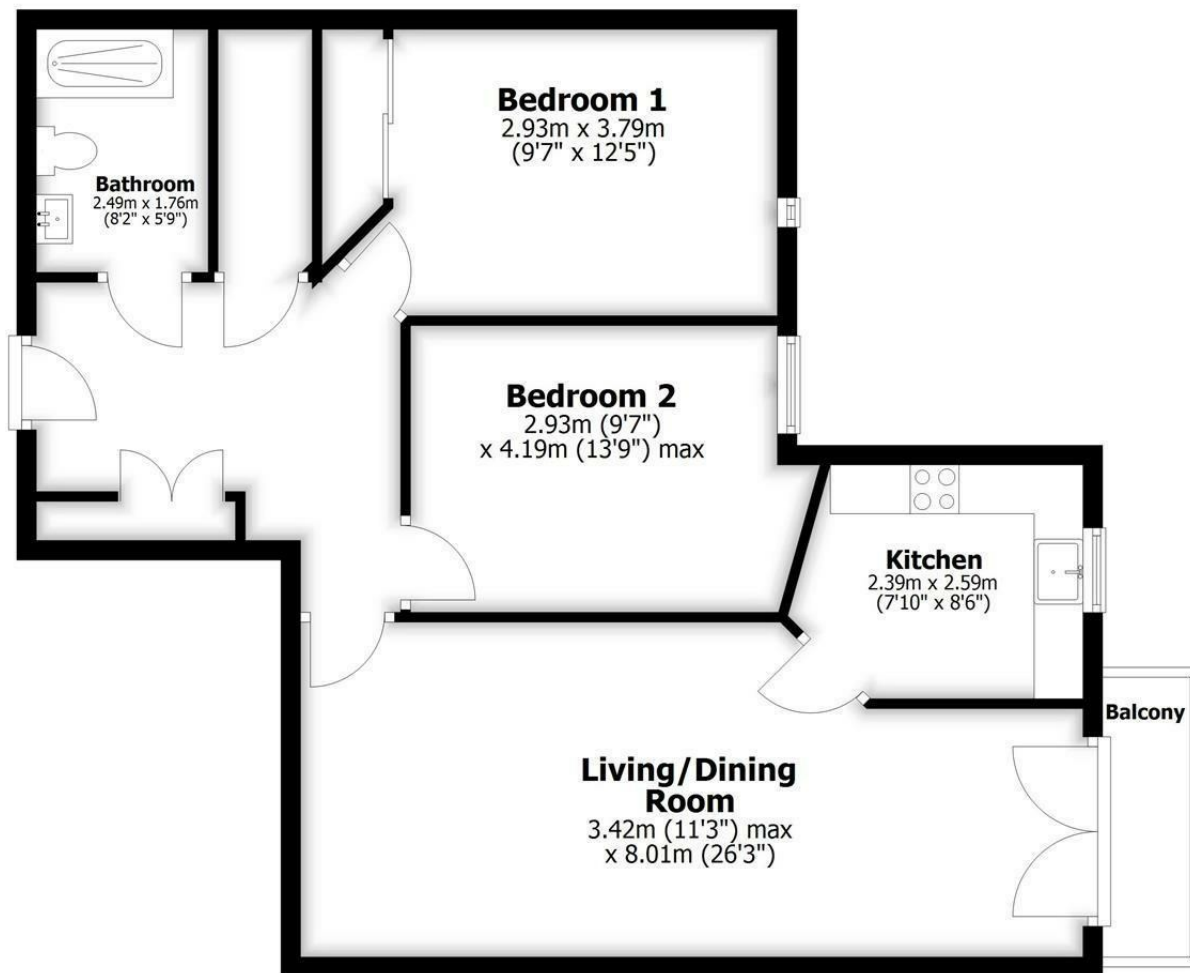
- Quiet Location
- No Onward Chain
- Excellent On-Site Facilities
- Communal Gardens



GUIDE PRICE £159,950



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



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