



Apartment 11 St Christophers Court, Wellington Terrace, Clevedon, BS21 7PY
£340,000

Steven
Smith



Positioned in the heart of the sought after Mid Clevedon, this purpose built coastal apartment offers an exceptional opportunity to enjoy seaside living at its finest, with breathtaking, ever changing views across the Bristol Channel, taking in the iconic Grade I listed pier and some of the most beautiful sunsets the area is known for. The apartment is thoughtfully arranged, with a spacious lounge diner forming the heart of the home, perfectly oriented to capture the panoramic outlook. Large windows draw in natural light and frame the coastal scenery, while direct access onto a private terrace allows you to step outside and fully appreciate the fresh sea air and uninterrupted views. The fitted kitchen is well proportioned and practical, complementing the living space, while two comfortable double bedrooms provide flexibility for guests, home working or simply room to relax. A well appointed bathroom completes the internal accommodation. Further benefits include an allocated garage, adding valuable storage or secure parking, and the property is offered for sale with no onward chain, making it an ideal choice for those seeking a smooth and straightforward move. Mid Clevedon is widely regarded as one of the town's most desirable locations, known for its elegant coastal charm and relaxed pace of life. Just a short stroll away lies Hill Road, a vibrant and characterful street lined with

independent boutiques, artisan cafés, and popular restaurants, perfect for leisurely mornings or evenings spent dining locally. The nearby seafront and promenade offer scenic walks with ever changing views, while the welcoming community and easy access to Bristol make this an ideal balance between coastal tranquillity and everyday convenience.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to communal hall giving access to the front door of Apartment 11. Front door opens to:

Hallway

With a cupboard that has plumbing for washing machine, two further cupboards for shoes and coats and a fourth cupboard housing the warm boiler.

Lounge/Diner 22'4" max 12'8" min x 18'5"

This room benefits from an oversize window providing an outstanding view across the Bristol Channel towards the Welsh coastline and not forgetting those incredible summer sunsets. From the door giving access to the veranda there is also a glimpse of Clevedon's famous Grade I Listed Pier.

Kitchen 9' 3" x 6' 11" (2.82m x 2.11m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, four ring electric hob with concealed extractor hood, double electric oven, space for fridge/freezer, window to side and oversized serving hatch to the lounge/diner.

Bedroom 1 12' 5" x 11' 9" (3.78m x 3.58m)

Measurements include a built in wardrobe. Window looking out onto Wellington Terrace.

Bedroom 2 12' 6" x 10' 3" (3.81m x 3.12m)

A second double bedroom and measurements include a built in cupboard. Window looking out onto Wellington Terrace.

Bathroom

Fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with electric Mira shower and glass shower screen door. Partially tiled walls, tiled floor, obscure window.

The Veranda

The Veranda is accessed via the door from the lounge/diner and is a great place to take in views of the Pier and The Immaculate Conception Catholic Church on the corner of Marine Parade which leads around to Hill Road. There is also a patio area which is predominantly south facing.

OUTSIDE

From Wellington Terrace a set of steps gives access to a shared veranda and the communal front door which leads to Apartment 11. A driveway to the side of the property continues down under the development giving access to an undercroft area where Apartment 11 has its own allocated garage. A very rare addition.

Lease Details:

Term: Originally 999 years from 29 September 1972

Management Company: St. Christopher's Court Management Company Ltd. It is wholly owned and run by the residents. Each of the 16 flats owns one share in the company.

Management Charge: £150 per month

Ground Rent: None

(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).





Floor Plan to be inserted here



Apartment



Leasehold



2



Veranda



1



D



1

EPC

D



Heating



Garage





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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

