

37 Mantle Close, Clevedon, BS21 6FH

**£96,000 – 60% share of ownership**

Steven Smith

The lease has recently been extended. Great opportunity to buy an affordable apartment through the shared ownership scheme. The property is conveniently located close to the town centre, public transport and the M5. The flat is very well presented and comprises of living room/diner, modern kitchen, one bedroom and a bathroom. Outside there is an allocated parking space.

**Accommodation (all measurements approximate)**
Communal Hall Front communal door opens into the communal hall, with stairs to the second floor and door to no.37.

**Entrance Hall**
Front door opens into the entrance hall, with access to two storage cupboards and the loft hatch. Opens to the accommodation.

**Lounge/Diner 15' 4" x 11' 1" (4.67m x 3.38m)**
A bright room with Juliet balcony overlooking the nearby allotments. Opens to kitchen.

**Kitchen 9' 0" x 8' 10" (2.74m x 2.69m)**
Fitted with a range of wall and base units with granite-effect working surfaces and wood-effect doors. Integral appliances include electric oven, gas hob and extractor fan. Further space for a washing machine, fridge/freezer and tumble dryer.

**Bedroom 15' 3" x 8' 11" (4.64m x 2.72m)**
Spacious double bedroom with built-in wardrobe space. Window to front.

**Bathroom**
With white suite comprising bath with shower over, sink and toilet. Partially tiled walls, tiled splashback, extractor fan.

**Terms:**
**Lease** 99 years from 1 January 2009, the lease was extended by 90 years so there are 172 years remaining

**Management Company:** Guinness Trust

**Management Charge:** £90.56

**Rent Payable to the Guinness Trust:**
£158.55 from 1st April 2026

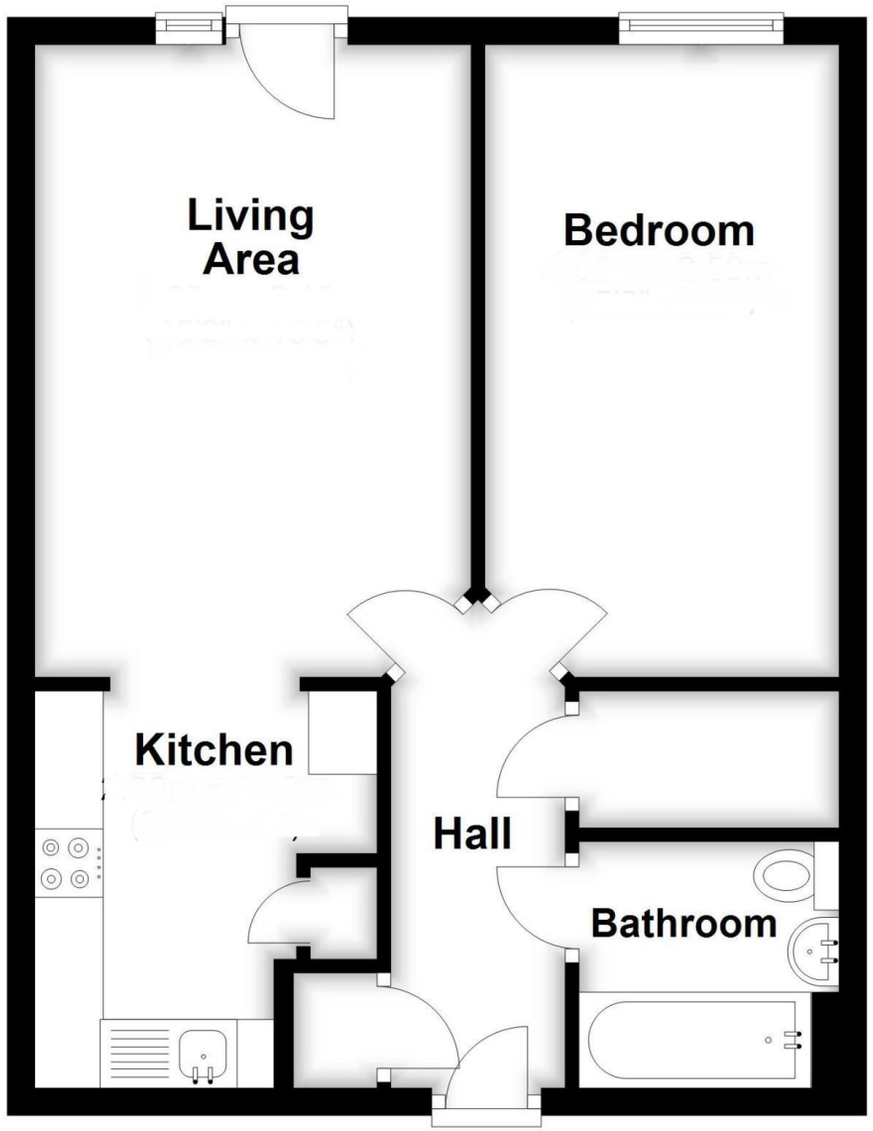






# Second Floor

Approx. 45.0 sq. metres (484.6 sq. feet)




Flat

Leasehold

1

1

A

1

EPC B

Heating

Parking

Total area: approx. 45.0 sq. metres (484.6 sq. feet)

MuuvPro - info@muuvpro.com / www.muuvpro.com / 01732 752199 - This plan is intended for marketing purposes and should be used as a guide only. Every effort is made to ensure its accuracy, however MuuvPro cannot accept liability for any errors or omissions.
Plan produced using PlanUp.





**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

The Property Ombudsman

LAND & NEW HOMES NETWORK

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