



2 New Park House, Old Park Road, Clevedon, BS21 7HU
£260,000

Steven
Smith



Set along one of Upper Clevedon's most sought after roads, this purpose built garden flat offers an appealing blend of comfort, space and lifestyle. A well maintained communal entrance creates a welcoming first impression and leads through to the apartment's front door. Inside, the property opens into a spacious sitting room, where sliding doors invite natural light and provide a seamless connection to a private decking area, perfect for relaxing or entertaining. From here, steps lead down to a beautifully kept south facing garden, enjoying a peaceful outlook towards nearby woodland, creating a sense of calm and privacy. The accommodation continues with a generously sized kitchen diner, ideal for both everyday living and hosting, alongside two well proportioned double bedrooms and a neatly presented bathroom. The flat is spread across one floor but the main bed and kitchen have the benefit of 1st floor windows above ground level which gives the feeling of the level change. Further benefits include a garage, an allocated parking space and access to a communal garden, adding to the overall sense of space and practicality. Upper Clevedon is renowned for its leafy surroundings, coastal charm and relaxed pace of life. Residents enjoy easy access to scenic walks along the coastline and through woodland, while nearby independent shops, cafés and amenities create a strong sense of community. With excellent transport links and a blend of natural beauty and convenience, the area offers an enviable lifestyle suited to both downsizers and professionals alike.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to communal hall giving

immediate access to the front door of Flat 2. Front door opens to:

Hall

Cupboard for shoes and coats, telephone entry receiver.

Sitting Room 17' 5" x 12' 1" (5.30m x 3.68m)

A dual aspect room with a window to side and a set of sliding patio doors opening to the raised deck and the garden for Flat 2. There is also a pleasant outlook of the neighbouring woodland. Wood effect floor.

Kitchen/Diner 14' 2" x 9' 3" (4.31m x 2.82m)

Fitted with a range of wall and base units with working surfaces, ceramic sink with mixer tap, double electric oven, four ring gas hob with fitted extractor hood, plumbing for washing machine, space for fridge/freezer, access to the Worcester gas fired combination boiler, window overlooking the communal rear garden, tiled effect floor, window to side and space for a dining table.

Bedroom 1 13' 2" x 10' 11" (4.01m x 3.32m)

Wood effect floor, window looking out over the rear communal garden.

Bedroom 2 12' 1" x 10' 2" (3.68m x 3.10m)

A second double bedroom with window looking out over the garden. NB. Measurements include a built in wardrobe.

Bathroom

Three piece white suite of WC, washhand basin with drawer storage below, bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, chrome ladder radiator, obscure window.

OUTSIDE

From Old Park Road a pathway leads down giving access to the communal front door of New Park House, a picket gate gives access to:

The Garden

Flat 2 has the incredible advantage of having its own garden which can be accessed via the picket gate or the sliding patio door from the sitting room. It is laid to lawn with an area of decking and patio and has an array of established small trees, shrubs and perennials to borders. There is also a pleasant outlook of the neighbouring woodland and the garden has the extra added advantage of being southerly facing. This is a very rare opportunity.

The Garage 26' 2" x 8' 10" (7.97m x 2.69m)

To the side of the property a driveway extends and leads to the rear where Flat 2 has one allocated parking space and then there is access to the garage. With up and over door, power and light.

The Communal Garden

The communal garden is located at the rear of New Park House and is laid to lawn with beautifully established borders, there is also access to the bin store area and recycling etc.

Lease Details:

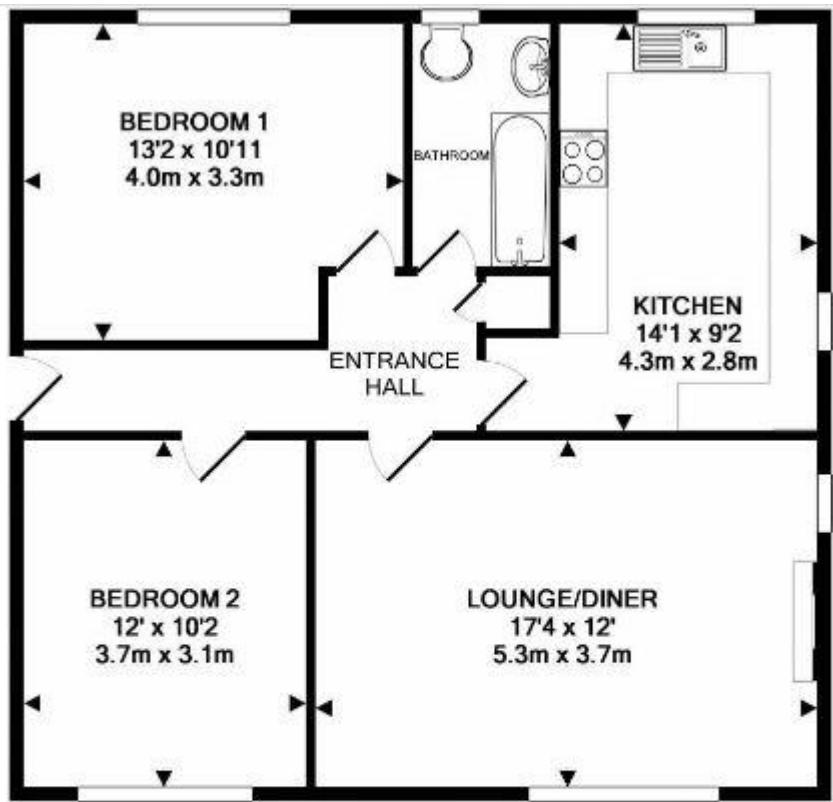
Term: Originally 999 years from 29/09/1965

Management Company: New Park House Ltd

Management Charge: £82.30 per month (£998.40 pa)

Ground Rent: Not applicable

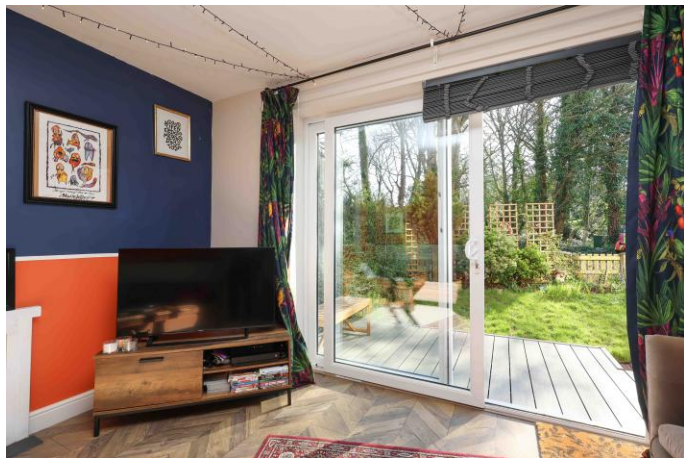
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).



TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Flat



Leasehold



2



Garden



1



B



1

EPC C



Heating



Garage and Parking



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.

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