



Flat 2, 8 Princes Road, Clevedon, BS21 7ST
£350,000

Steven
Smith

This stunning two bedroom garden apartment offers a rare blend of Victorian grandeur and sleek, contemporary living in the heart of mid Clevedon. Set within an impressive detached period building right by the local tennis club, the lifestyle here is all about elegance and ease. The journey begins through a grand communal entrance that leads you to your private front door. Inside, the apartment has been meticulously renovated to the highest standards, featuring a spacious lounge and dining area bathed in natural light. French doors open directly from the living space onto a private courtyard garden, creating a seamless flow for indoor outdoor entertaining. Just off the lounge, a designer kitchen awaits, fully equipped with integrated appliances. The accommodation continues with two generous double bedrooms, the principal suite boasts a luxury en suite shower room, while a second stylish shower room serves the rest of the home. Practicality is covered with an allocated parking space at the rear, and because the property is offered vacant, it is ready for immediate enjoyment. What truly sets this home apart are the breathtaking, elevated views. From the courtyard and almost every room, you can gaze out across the rooftops of Clevedon toward the rolling peaks of the Mendip Hills, enjoying a sunny southerly aspect all day long. Living in mid Clevedon means embracing a sophisticated coastal lifestyle. You are

perfectly positioned to enjoy a morning match at the tennis club or a short, scenic stroll down to the independent boutiques and vibrant cafes of Hill Road. Whether you are taking in a sunset over the Bristol Channel or exploring the nearby coastal paths, this apartment places the very best of Somerset's charm right on your doorstep.

Accommodation (all measurements approximate)

Communal entry door with telephone system opens to the communal hall with stairs descending to the lower level and giving access to the front door of Flat 2. Front door opens to:

Hallway

A feature brick wall welcomes you the minute you open the front door, telephone entry receiver and leading to all of the following accommodation:

Lounge/Diner 19' 9" into bay x 15' 6" (6.02m into bay x 4.72m)

A light and airy space with a set of french doors opening to the private courtyard exclusive to Flat 2 and providing views across Clevedon towards the Mendips in a southerly direction. Opening to:

Kitchen 13' 1" x 5' 0" (3.98m x 1.52m)

Beautifully fitted with a range of wall and base units with contemporary handles, sleek worktops, electric oven with four ring gas hob and contemporary extractor

hood. Integrated appliances to include slimline dishwasher, washing machine and fridge/freezer. Tiled splashbacks, wood effect floor, access to the Worcester gas fired combination boiler, window looking out onto the courtyard.

Bedroom 1 13' 2" x 11' 10" (4.01m x 3.60m)

Window looking out over the allocated parking spaces and again providing an outstanding southerly view.

En-Suite

Exquisitely fitted with a three piece suite of WC, washhand basin with storage below, king size shower cubicle with mains shower, contemporary mirror with light surround, ladder radiator, extractor fan, spotlights.

Bedroom 2 11'11" max 9'1" min x 10'0"

Window looks out onto the courtyard.

Shower Room

Again like the en-suite exquisitely fitted with a WC, washhand basin with storage below, king size shower cubicle with mains shower, contemporary mirror with LED light, ladder radiator, spotlights, extractor fan.

OUTSIDE

From Princes Road an original stone pillared entrance gives access to the communal drive and also a pathway which leads to the impressive communal front door. The driveway extends down

the side of Number 8 Princes Road leading to the rear of the property where Flat 2 has one allocated parking space. The views from this parking space are absolutely breath-taking.

Flat 2's Courtyard

Immediately outside of the french doors from the lounge/diner is a patio exclusively owned by Flat 2 which is perfect for outdoor furniture and also had the added advantage of being predominantly south facing. They also offer a good amount of privacy, steps then rise giving access to the allocated parking space.

Lease Details:

Term: Originally 999 years from 1 April 2002

Management Company: Stephen & Co Block Management

Management Charge: £200 per month

Ground rent: Not applicable

Pets: With the landlords consent

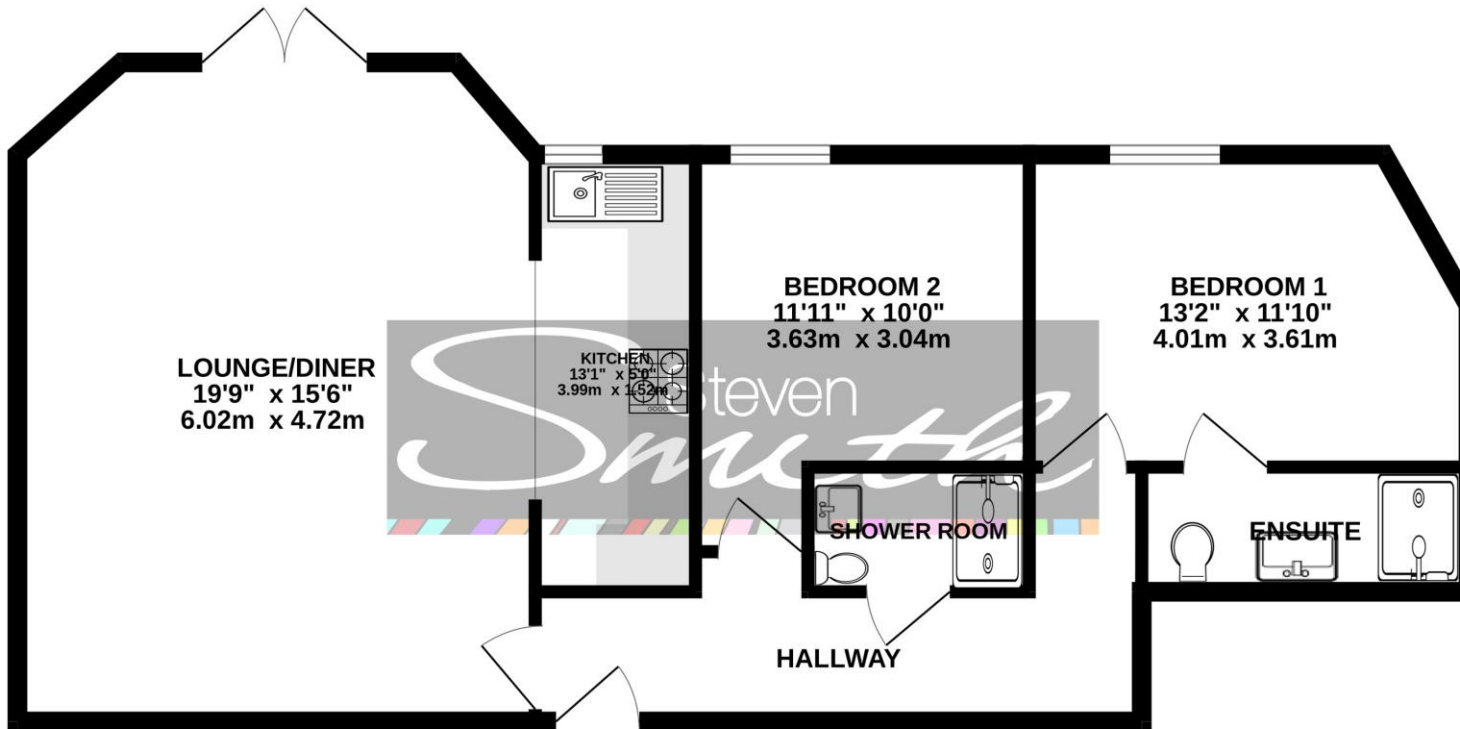
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





GROUND FLOOR

958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



Courtyard



2



B



1

EPC

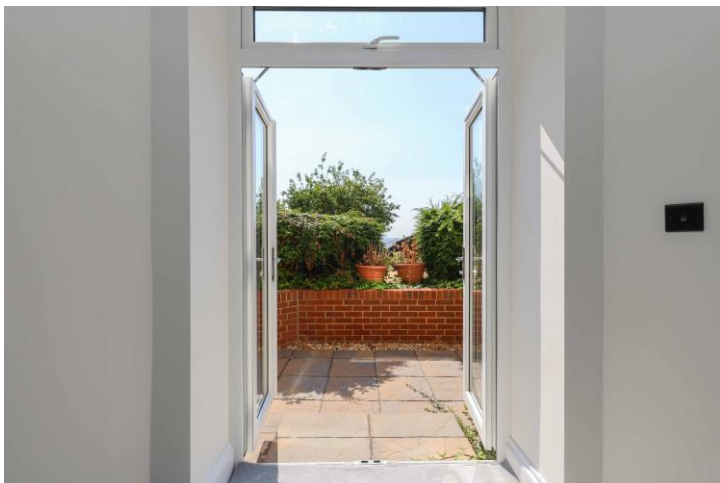
C



Gas Central Heating



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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