

Flat 2, 21 Linden Road, Clevedon, BS21 7SR

£250,000

Steven Smith

An exceptional first-floor period apartment blending historic character with modern refinement on Clevedon's Linden Road.

A welcoming entrance hall connects a comfortable lounge, kitchen, two bedrooms, a contemporary shower room, and a useful storage cupboard. Retaining original feature fireplaces alongside the modern comforts of double-glazed sash windows and gas central heating, this home offers an enviable lifestyle.

Linden Road provides a peaceful, leafy retreat just moments from Hill Road's artisan shops and Clevedon's beautiful coastal front.

Accommodation (all measurements approximate)
Communal front door opens to communal hallway which provides a space for a bike. Stairs to first floor. Front door of Apartment 2 opens to entrance hall, cupboard.

Sitting Room 15' 9" x 12' 4" (4.80m x 3.76m)
Double glazed sash windows looking towards Herbert Gardens. Feature fireplace, high moulded skirtings.

Kitchen 11'7" max 6'4" min x 10'1" max 5'6" min
Fitted with base and eye level units with working surfaces, sink, tiled splashbacks. Space for washing machine, dishwasher and fridge/freezer. Double glazed sash windows.

Bedroom 1 14'9" max 11'4" min x 13'0"
Measurement includes the built in wardrobes. Feature fireplace with marble surround, high moulded skirtings, double glazed sash windows, picture rail.

Bedroom 2 9'2" max 8'0" max x 6'7"
Double glazed sash window, feature fireplace, high moulded skirtings.

Shower Room
Fitted with a white suite comprising WC, washhand basin with storage underneath, shower, partially tiled walls, tiled splashbacks, spotlights, extractor fan and towel rail radiator.

OUTSIDE
From Linden Road there is a path leading to the communal front door.

Lease Details:

Term: Originally 999 years from and including 1 January 2019

There are 5 apartments in the building, each owning a share of the freehold. The building is managed in-house by the apartment owners; the prospective buyer will become a director of the management company (Emsworth House Management Company Ltd)

Management Company: Emsworth House Management Company Ltd.

Management Charge £112.50 per calendar month

Ground Rent: Peppercorn

(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).





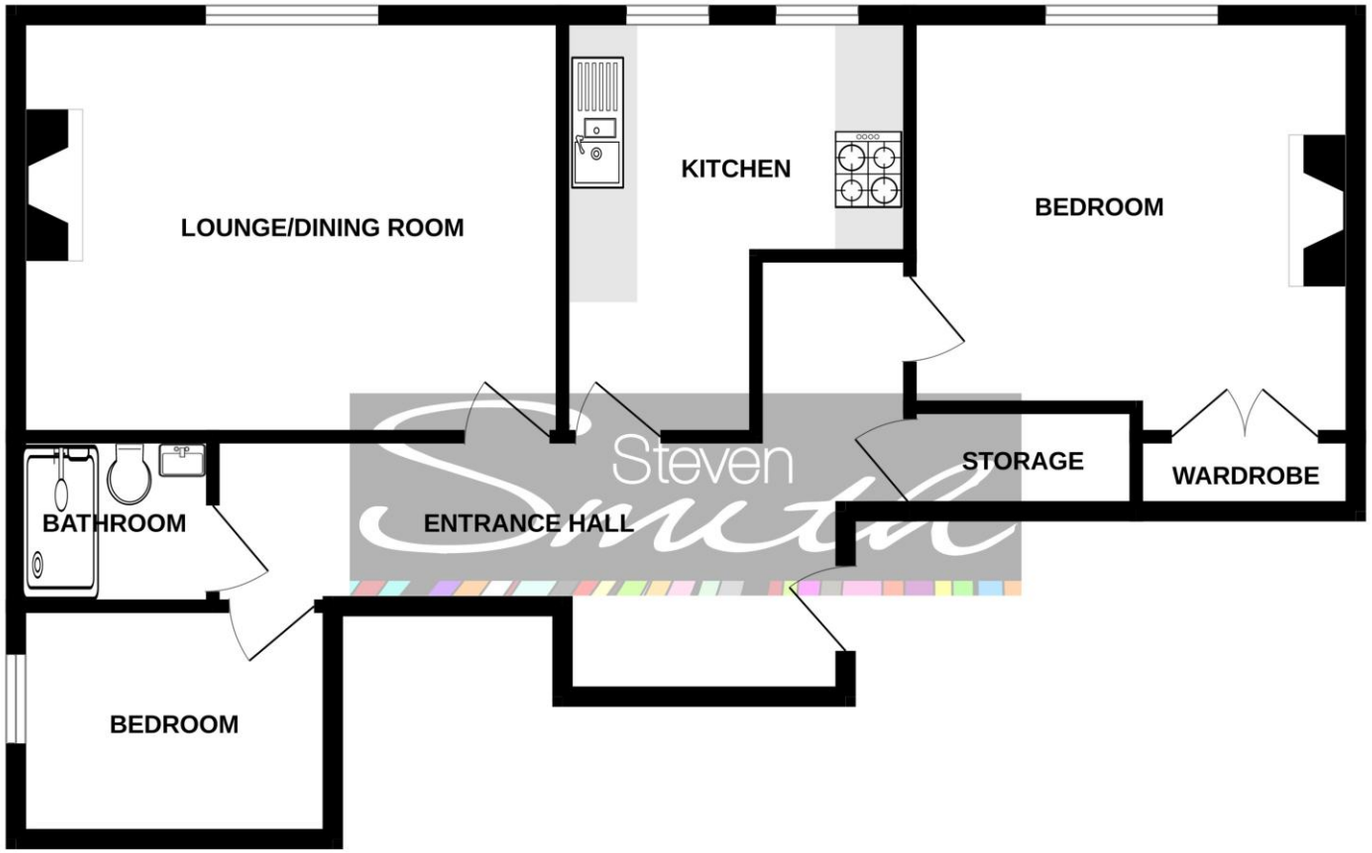








FLAT 2, 21 LINDEN ROAD



Flat

Leasehold

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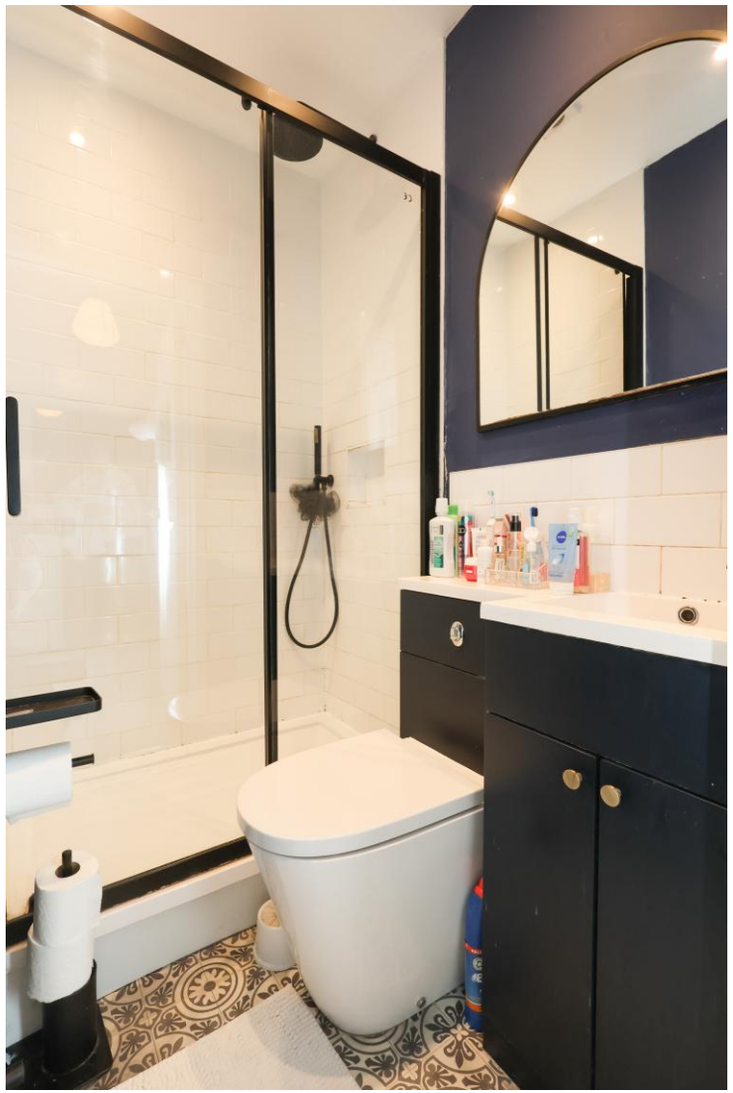
Gas Central Heating

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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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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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