



Flat 5 Claremont Hall, Highdale Road, Clevedon, BS21 7LW  
**£219,950**

Steven  
*Smith*



Set within the historic Grade II listed Claremont Hall, this top floor apartment has much to offer. Upon entering you are greeted by a huge communal hall with sweeping staircase up to the second floor. The property itself consists of 2 bedrooms both with integrated storage, a 3 piece bathroom, kitchen and spacious lounge/diner. The property also benefits from incredible south facing views across Clevedon and to the Mendips through the charming arched windows. Positioned in a prime central location, both the town centre and Hill Road are within walking distance, offering convenience with shops, cafes and boutiques. Lastly, the property has a private designated parking space and is sold chain free.

### **Accommodation (all measurements approximate)**

Communal front door opens to communal hall with sweeping staircase up to the second floor with original oak banisters and spindles. Door to Flat 5 opens to:

#### **Hallway**

Two storage cupboards, one ideal for shoes and coats etc and the second an airing cupboard which houses the Worcester Bosch combi boiler.

#### **Kitchen 11' 8" x 6' 3" (3.55m x 1.90m)**

Fitted with oak base and eye level units, working surface with sink, integrated four

ring gas stove and oven, integrated fridge/freezer, skylight.

#### **Bedroom 2 10' 7" x 6' 8" (3.22m x 2.03m)**

Original sash window, built in wardrobe.

#### **Bedroom 1 9' 10" x 9' 1" (2.99m x 2.77m)**

Original sash window, 3 mirror wardrobes.

#### **Bathroom 8' 0" x 5' 8" (2.44m x 1.73m)**

Fitted with a suite of WC, washhand basin, bath with shower over.

#### **Lounge/Diner 20' 1" x 12' 11" (6.12m x 3.93m)**

South facing original arched window with incredible views over Clevedon and towards the Mendips beyond. Integrated gas fire. Hatch opening to kitchen.

#### **OUTSIDE**

There is one allocated parking space.

#### **Lease Details:**

**Term:** Originally 999 years from 1 January 1990

**Management Company:** Staddons

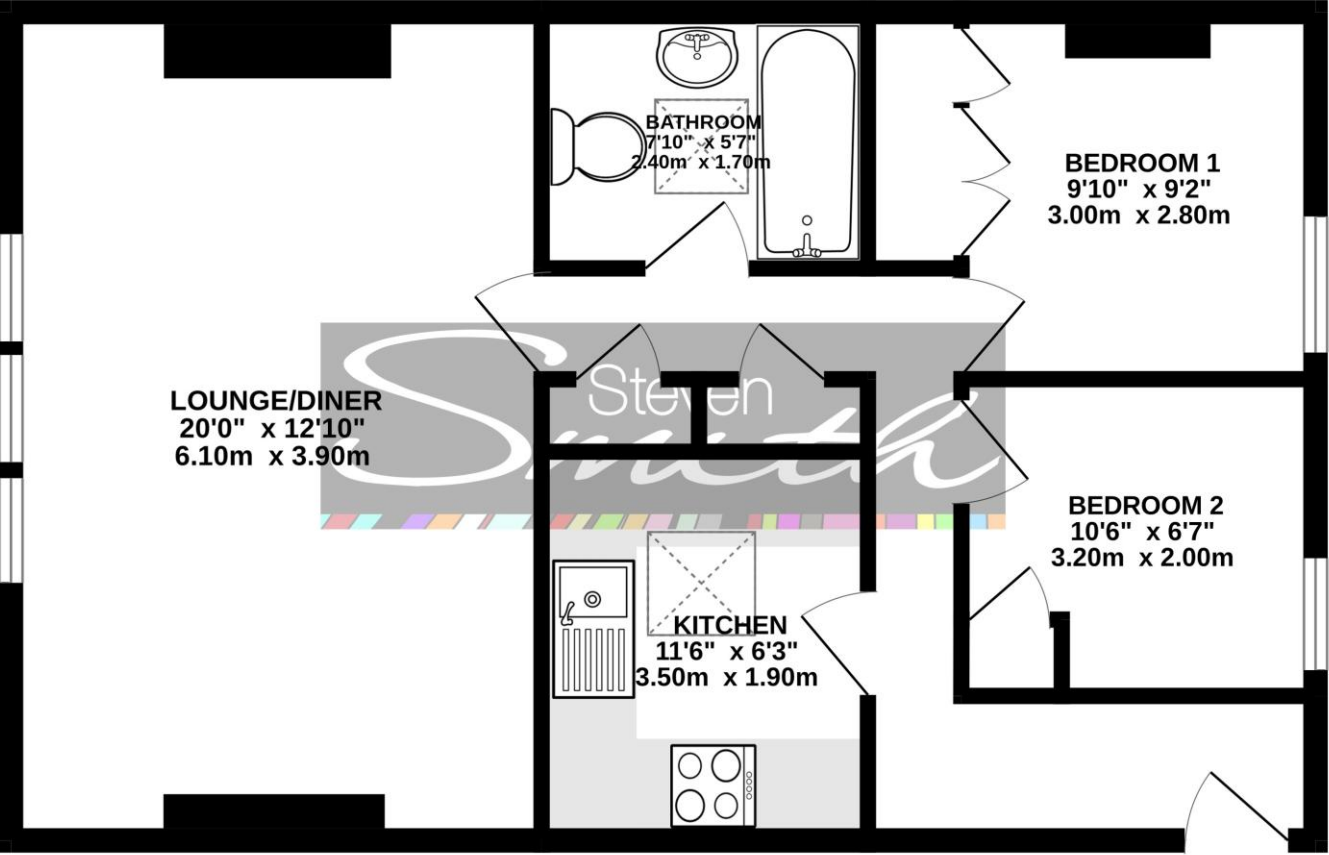
**Management Charge:** £250 per month

**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).**



SECOND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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



1



B



1

**EPC**

N/A



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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