



132A SLADE ROAD,
PORTISHEAD, BS20 6BB

**GOODMAN
& LILLEY**



OCCUPYING AN ENVIABLE POSITION WITHIN THE SOUGHT-AFTER ADLINGTON HOUSE DEVELOPMENT, THIS TWO-BEDROOM GROUND FLOOR APARTMENT OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, TOGETHER WITH DIRECT ACCESS TO A PRIVATE PATIO AND ATTRACTIVE COMMUNAL GARDENS.

The accommodation comprises a spacious living/dining room, well-equipped kitchen, two double bedrooms, bathroom, and an en-suite shower room.

Upon entering the apartment, you are welcomed by a generous entrance hall providing access to the principal accommodation, while also benefiting from two useful storage cupboards, one of which offers space and plumbing for a washing machine and tumble dryer. The living/dining room is an impressive and well-proportioned space, featuring patio doors to the rear which open directly onto a private patio area and the beautifully maintained communal gardens, allowing for plenty of natural light throughout.

The kitchen is accessed directly from the living/dining room and is fitted with a range of wall and base units finished with wooden cabinetry. Integrated appliances include a fridge/freezer, oven, hob, and slimline dishwasher, creating a practical and functional space for everyday living.

Both bedrooms are well-proportioned double rooms, each benefiting from fitted wardrobes and pleasant views over the communal gardens. The principal bedroom further benefits from an en-suite shower room, fitted with a white suite comprising a wash hand basin, WC, and a walk-in shower.

Completing the accommodation is the main bathroom, fitted with a white suite including a bath with shower over, wash basin, and WC.

Outside Space

The apartment further benefits from a private patio area, accessed directly from the living/dining room. Enjoying an open outlook across the attractive communal front gardens, the patio also offers pleasant views across Portishead and towards Avonmouth, creating an ideal space to relax and enjoy the surroundings.

Facilities

Adlington House benefits from an excellent range of on-site facilities designed to support comfortable and convenient living, including a welcoming communal lounge, games and activity room, hair salon, and dining room offering subsidised meals for residents. The development also features an electric scooter store, beautifully maintained communal gardens, and a communal car park providing parking for both residents and visitors.

Further facilities within the development include a well-equipped assisted bathing suite with specialist accessibility features, designed to support residents with additional mobility needs. There are also guest suites available for visiting family and friends.

Location

Situated just off Slade Road in Portishead, Adlington House enjoys a highly convenient position ideal for retirement living. A wide range of local amenities are close at hand, including shops, cafés, supermarkets, medical facilities, and excellent public transport links.

The popular marina and vibrant High Street are also within easy reach, offering an excellent selection of restaurants, leisure facilities, and everyday conveniences, perfectly combining practicality with an enjoyable lifestyle setting.

Agent Notes

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold - 125 Years from and including 1st January, 2015

Contingency Fund - A contribution to the contingency fund is payable on sale or a transfer of ownership. Fund covers spending for the repair or renewal of communal areas, roofs, lifts etc. The contribution is 0.5% of the open market value of the point of sale or transfer, for each year or part year of ownership.

Communal Facilities Fee - This fee contributes to the cost of providing the communal facilities. This fee is 1.25% of the open market value of the apartment per year of ownership. Any part year will be calculated as a full year, capped at 10 years.

Council Tax Band: D

EPC Rating: C

Local Authority: North Somerset Council Tel: 01934 888888

Services: Mains Water, Drainage & Electric

- Retirement Apartment
- Bathroom & Ensuite Shower Room
- Plenty of Storage
- Communal Car Park
- Two Double Bedrooms
- No Onward Chain
- Garden Level With Direct Access
- Communal Facilities

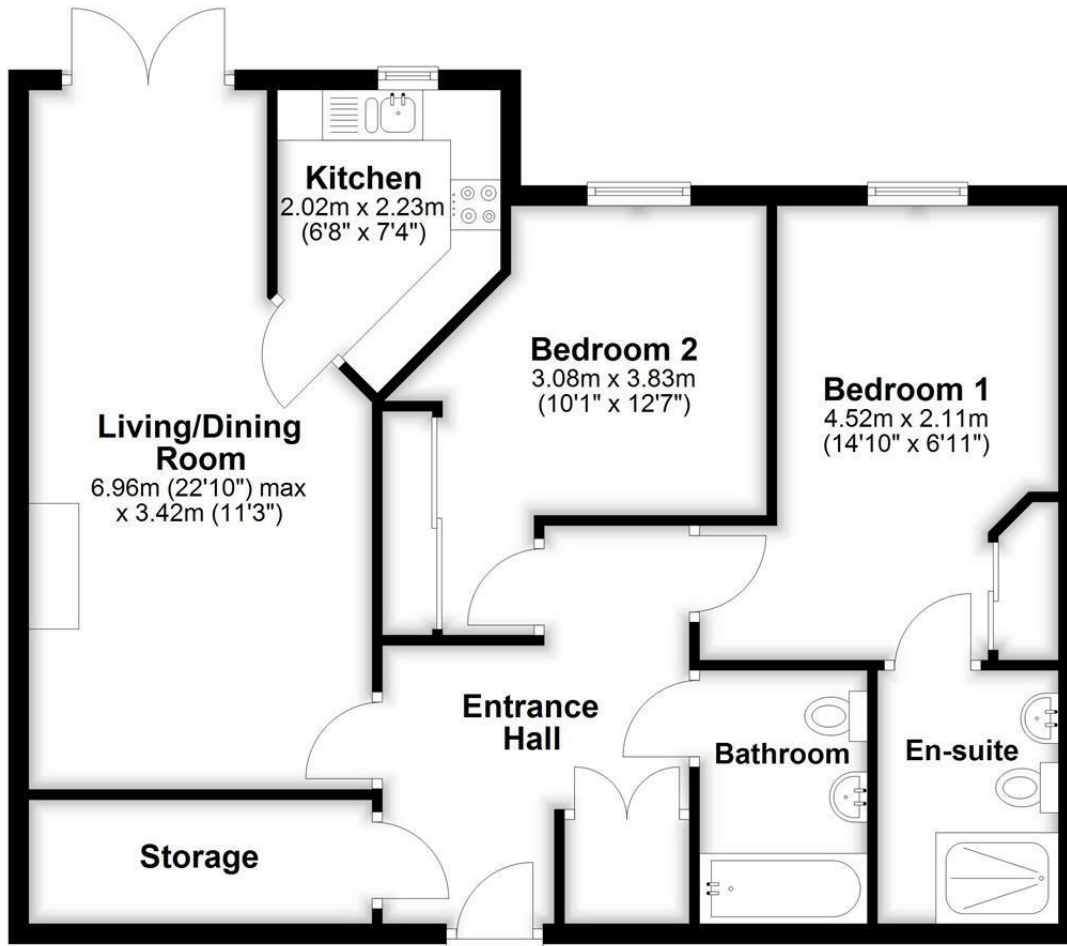


GUIDE PRICE £160,000



Ground Floor

Approx. 78.8 sq. metres (847.9 sq. feet)



Total area: approx. 78.8 sq. metres (847.9 sq. feet)

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