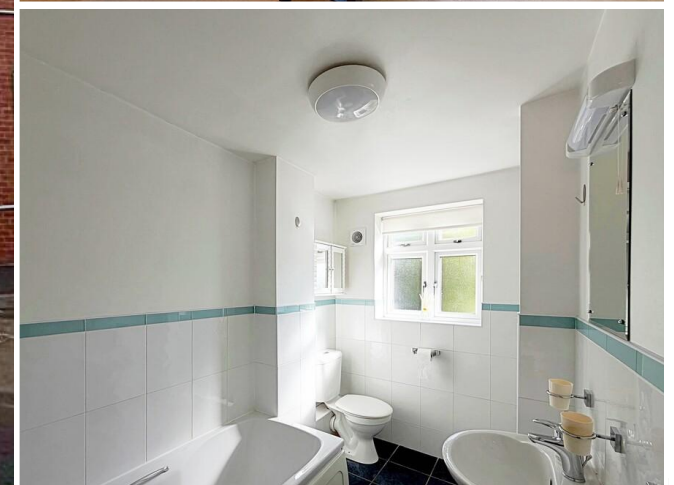




JULIE PHILPOT
RESIDENTIAL



3 Clement House | The Blundells | CV8 2PE

An extremely spacious first floor apartment providing light and airy living space having a large lounge/diner, good size kitchen/breakfast room, two double bedrooms and bathroom with a separate shower. An additional feature and benefit to this property is the large loft room which is ideal as a study or office for occasional use. Outside is an allocated car parking space to the rear. The location is ideal within an easy walk of Abbey Fields, the Train Station and the town centre.

£210,000

- No Chain Involved
- Two Double Bedrooms
- First Floor Apartment in Coach House Style
- Spacious & Well-Planned Living



Property Description

SECURE ENTRANCE DOOR TO:

Entrance hall with staircase to first floor providing access to just two apartments.

PERSONAL ENTRANCE DOOR TO NO.3:

ENTRANCE HALL

With radiator, security entrance phone and central heating thermostat.

LOUNGE/ DINER

21' 1" x 13' 0" (6.43m x 3.96m)

A large, light and airy living room with two radiators, TV aerial connection and doorway to kitchen. The furniture within this room to be included in purchase price: sofa, coffee table, TV stand, dining table and chairs.

KITCHEN

7' 8" x 12' 8" (2.34m x 3.86m)

The kitchen does provide scope and an opportunity for cosmetic improvement. There are a range of cupboard and drawer units and matching wall cupboards, round edged worksurfaces and a breakfast bar. There are built in appliances to include a Hoover washer/dryer (installed in May 2026), a Beko dishwasher, tall fridge/freezer and a four ring gas hob with electric oven under and extractor hood over. The wall mounted Baxi gas boiler was fitted in July 2025.

BEDROOM ONE

13' 6" x 13' 5" (4.11m x 4.09m)

A good size double bedroom with plenty of natural light and free-standing furniture to include the double wardrobe, chest of drawers and bedside tables.

BEDROOM TWO

9' 3" x 9' 2" (2.82m x 2.79m)

A second double bedroom with lots of natural light, a radiator, built in wardrobe and bedside table.

BATHROOM

9' 1" x 7' 6" (2.77m x 2.29m)

With panelled bath, pedestal wash hand basin with mirror, light and shaver point over, w.c and separate shower enclosure. Heated towel rail, extractor fan and complementary tiling.

LOFT ROOM

21' 5" x 14' 3" (6.53m x 4.34m)

A 'paddle' staircase leads to the large loft room which provides plenty of space for occasional use. The room also has two Velux windows, a radiator, TV aerial and telephone connection points. Access to under eaves storage.

OUTSIDE:

PARKING

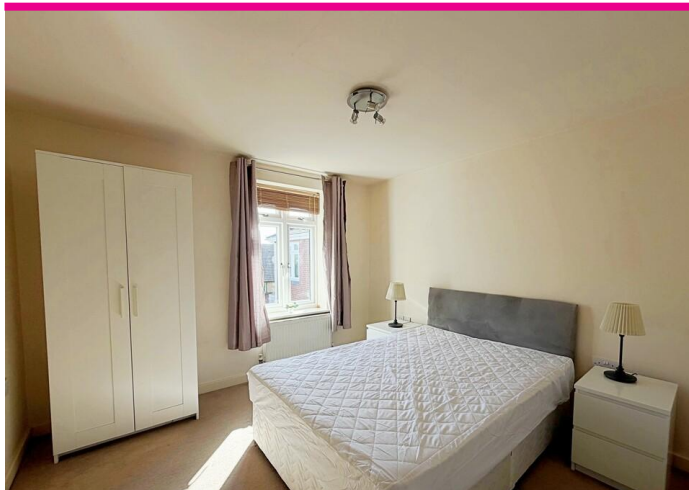
There is one allocated car parking space located to the rear of the building.

FIXTURES AND FITTINGS

The property is available to include all the furniture, appliances, soft furnishings and kitchen contents as seen.

TENURE

The property is Leasehold. The Lease is 103 years. The Service and Maintenance Charges are £946.80 per year, payable at £78.90 per month. There is no additional Ground Rent payable as it is covered within the monthly service charge. Full details should be verified with your solicitor prior to an exchange of contracts.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

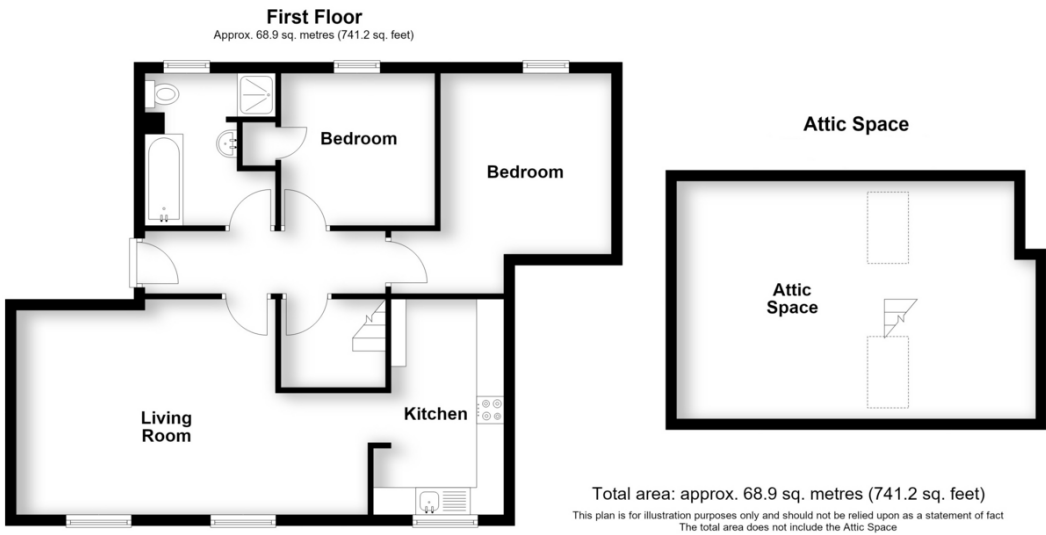
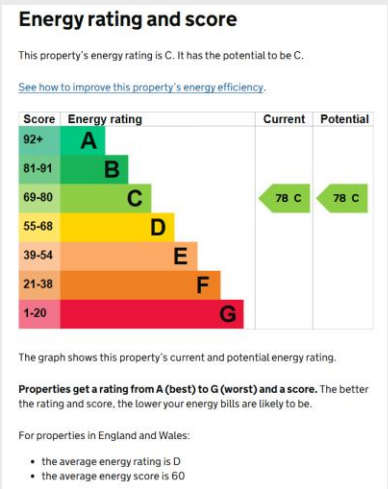
Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements