



Flat 1 Methodist Church, Lower Linden Road, Clevedon, BS21 7FT

**£244,950**

Steven  
*Smith*



This former Methodist Church was sympathetically converted approximately 16 years ago, thoughtfully retaining a host of impressive features yet providing all the comforts required for the modern lifestyle. Apartment One is situated on the lower level and provides spacious accommodation which is bright, airy and beautifully presented throughout. It comprises open plan living area with contemporary kitchen and ample space for dining and relaxation, two bedrooms, an en suite to the master bedroom and further bathroom, both enjoying modern fittings and finish. Outside, the apartment benefits from additional bike and bin storage. Situated midway between Clevedon Town Centre and the popular Hill Road area with its independent cafes and boutiques, the location of this impressive building is ideal, particularly for those who prefer to leave the car at home and venture out on foot! Making an ideal first time or investment purchase, early viewing is advised.

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

Communal entry door with telephone entry system opens to communal hall with stairs descending giving access to the front door of Apartment 1. Front door opens to:

#### **Hall**

With telephone entry receiver.

#### **Open Plan Living 18'11" max 6'7" min x 17'3" max 13'1" min**

An impressive space with high ceilings, two windows looking out to front, spotlights.

#### **Kitchen**

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, double electric oven, four ring electric hob with contemporary extractor hood, sink with drainer and mixer tap, wine rack, tiled splashbacks. Integrated appliances to include fridge/freezer, dishwasher and washing machine.

#### **Bedroom 1 12' 1" x 10' 4" (3.68m x 3.15m)**

Two windows, high ceilings.

#### **En-Suite**

Three piece suite of WC, washhand basin with storage below, shower cubicle with Mira electric shower, fully tiled walls and floor, chrome ladder radiator, extractor fan, spotlights.

#### **Bedroom 2 8' 2" x 7' 7" (2.49m x 2.31m)**

Two windows to front, high ceilings.

#### **Bathroom**

Modern suite of WC, washhand basin with storage below, bath with electric Mira shower and glass shower screen door, fully

tiled walls and floor, chrome ladder radiator, spotlights, extractor fan.

#### **OUTSIDE**

Apartment 1 has the use of a communal bin store and bicycle storage.

#### **Lease Details:**

**Term:** Originally 999 years from 1 January 2008

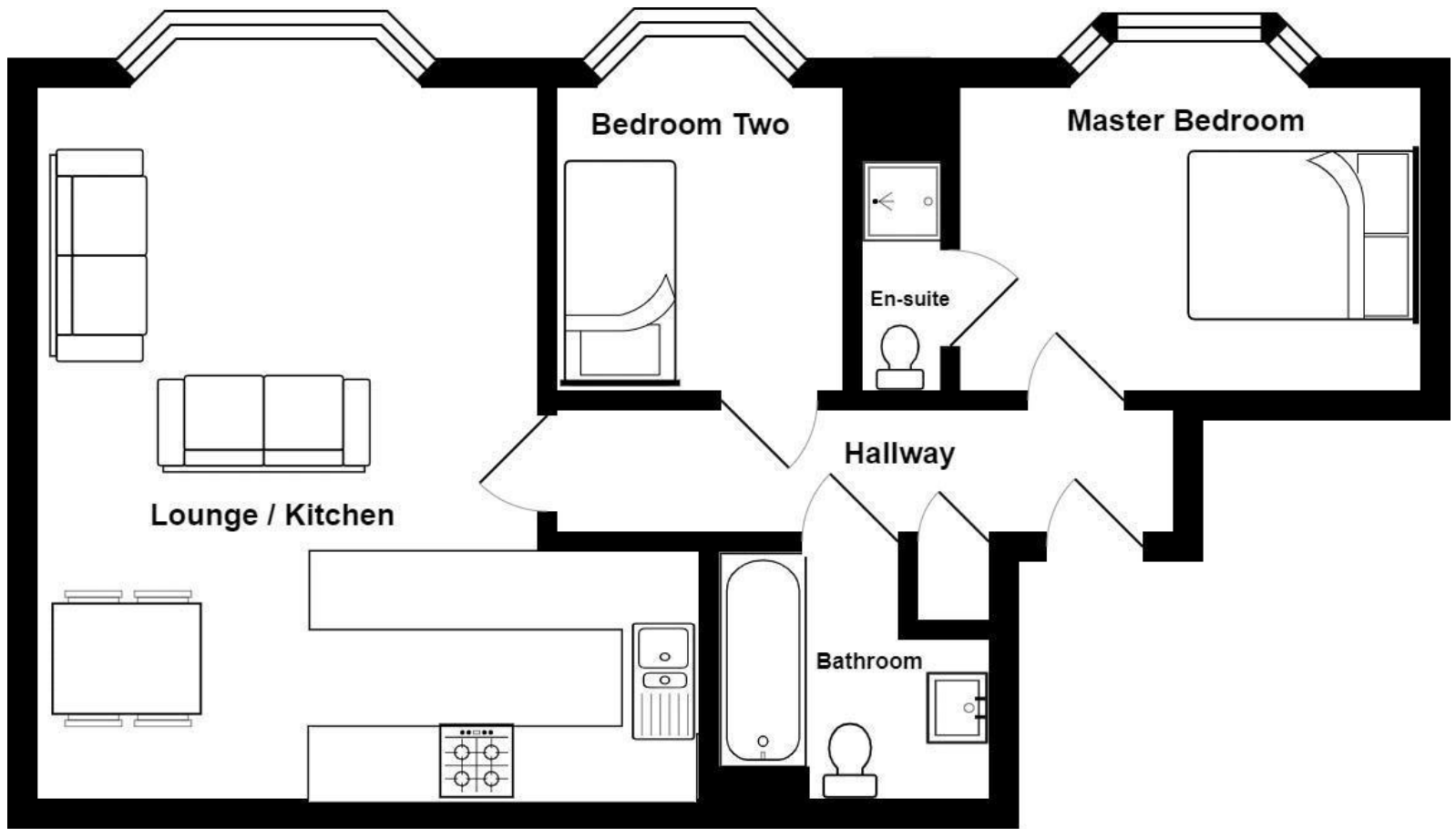
**Management Company:** Stephen & Co

**Management Charge:** £98.63 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).**





Total Area: 53.3 m<sup>2</sup> ... 574 ft<sup>2</sup>

All measurements are approximate and for display purposes only

-  Flat
-  Leasehold
-  2
-  2
-  C
-  1
- EPC** D
-  Heating





#### 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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