



37 ADLINGTON HOUSE, SLADE ROAD,
PORTISHEAD, BS20 6BB

GOODMAN
& LILLEY



LOCATED IN THE MUCH SOUGHT AFTER ADLINGTON RETIREMENT COMPLEX ON SLADE ROAD, IS THIS TWO BEDROOM APARTMENT OFFERED FOR SALE IN IMPECCABLE CONDITION.

Adlington House

Within Adlington residents benefit from many wonderful facilities with a restaurant serving one meal a day, spa and hair salon served by visiting beauticians and hair dressers. A coffee lounge and activities room provide places to keep active or just relax socialising whilst enjoying a new found hobby.

In brief, the light and airy apartment comprises; entrance hall, utility cupboard with space and plumbing for washing machine and tumble dryer, living room leading through to a dining area with direct access onto the balcony. The kitchen is fitted with a number integrated appliances including, dishwasher, fridge/freezer, electric fan assisted oven, four ring hob and microwave oven. A bathroom, two double bedrooms, master with fitted wardrobes complete the internal accommodation.

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

Service Charge - £454.94 per month

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.

Local Authority: North Somerset Council Tel: 01934 888888

Services: Mains Water, Drainage & Electric

Accommodation Comprising:-

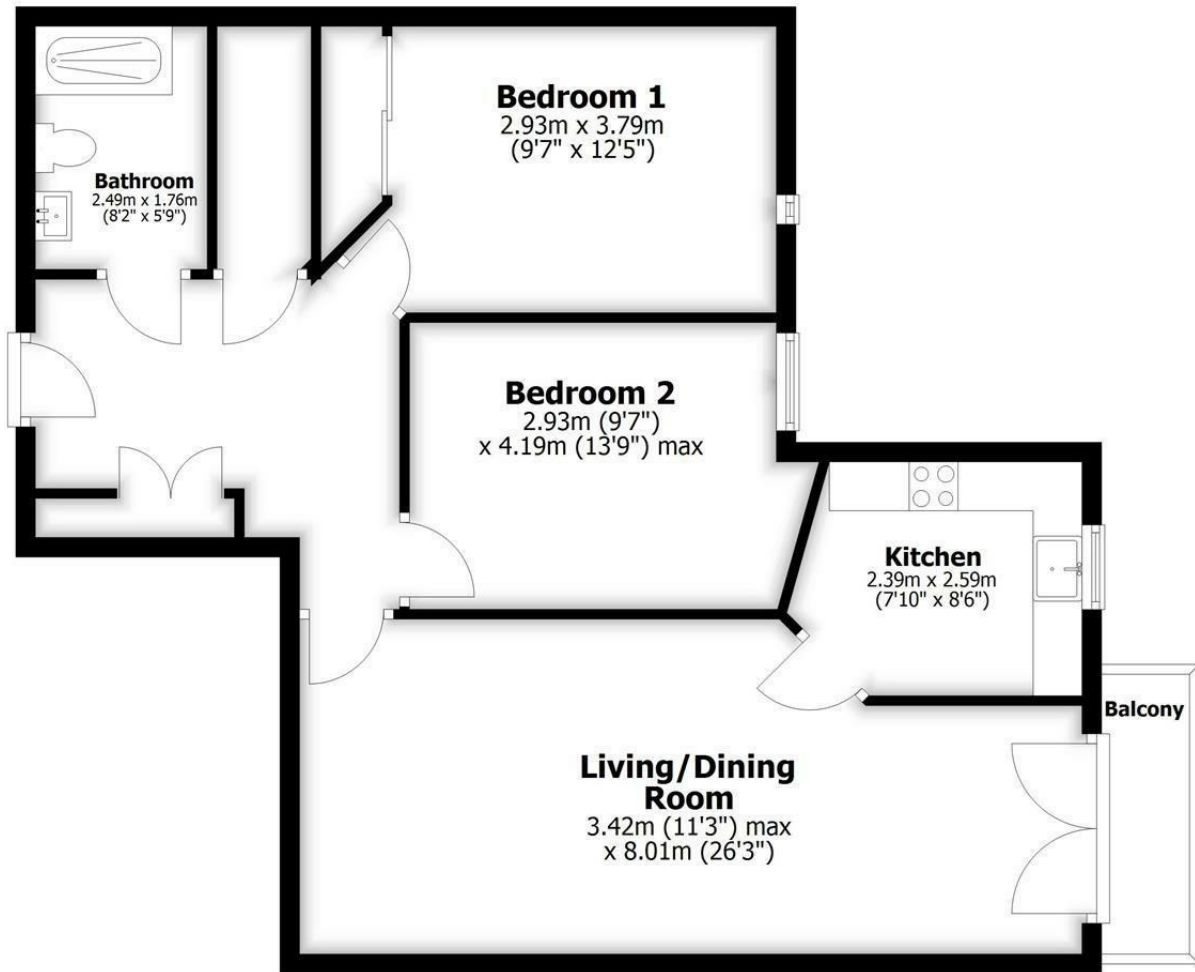
- Two Bedrooms
- Enclosed Balcony
- Close To High Street
- Lift Service
- Quiet Location
- No Onward Chain
- Excellent On-Site Facilities
- Communal Gardens



GUIDE PRICE £159,950



Approx. 76.1 sq. metres (819.5 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 sq. feet)

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