



Apartment 3 The Heights, Wellington Terrace, Clevedon, BS21 7FY
Offers in excess of £499,950

Steven
Smith

Simply stunning! This immaculate duplex garden apartment has huge amounts to offer. With panoramic views across the Bristol Channel, a private low maintenance garden, and a balcony & ensuite off the principle bedroom. Refurbished and extended in 2016, The Heights development is perfectly positioned to offer coastal living to it's finest, with Clevedon seafront, Ladye Bay and Hill Road right on your doorstep. The property benefits from a unique layout, flowing seamlessly to the spacious, bright and airy downstairs open plan living area. With large sliding doors opening to the private, sunny terrace garden along with a fully integrated kitchen, utility room, W/C and store room. Upstairs the property benefits from 2 double bedrooms, both with integrated storage and incredible sea views, a balcony and ensuite off the principle bedroom, a 3 piece family bathroom and spacious hall. High-quality finishes are continued throughout the property, including engineered oak flooring with underfloor heating controllable by a thermostat in each room, integrated Neff kitchen appliances, solid oak doors and stunning bathrooms. Lastly, the property has private allocated parking, landscaped communal gardens and communal lift.

Accommodation (all measurements approximate)

Communal entry door with video entry phone system opens to communal hall with stairs and lift access to the lower ground floor. Front door of Apartment 3 opens to:

Hall 8' 3" x 8' 2" (2.51m x 2.49m)

Engineered oak hardwood flooring.

Family Bathroom

Beautifully fitted with three piece Villeroy and Boch suite of WC, washhand basin, bath with hand held shower attachment, spotlights, extractor fan, partially tiled walls and tiled floor.

Bedroom 2 11' 10" x 9' 9" (3.60m x 2.97m)

Double bedroom with triple fitted wardrobe and oriel window. Incredible views of the Bristol Channel.

Bedroom 1 12' 11" x 9' 10" (3.93m x 2.99m)

With floor to ceiling window and french doors opening out onto the balcony with incredible views over the Bristol Channel to the Welsh coastline.

En-Suite

Fitted with Villeroy and Boch WC, washhand basin, king size shower cubicle, heated towel rail, partially tiled walls and floor.

Lower Floor

Store Room 5' 5" x 4' 1" (1.65m x 1.24m)

Housing the electrics and water tank. Useful storage.

Utility

Storage, Stainless steel sink with integral washing machine and tumble dryer. Engineered hardwood flooring,

Cloakroom

Fitted with Villeroy and Boch WC, sink, heated towel rail, tiling.

Open Plan Living

Lounge/Diner 17' 5" x 14' 6" (5.30m x 4.42m)

Bright and airy room with engineered hardwood oak flooring, wall to wall, floor to ceiling sliding doors offering access to the westerly facing private patio garden. Understairs storage. Lovely views across the Bristol Channel.

Kitchen 14' 6" x 8' 2" (4.42m x 2.49m)

Fitted with base and eye level units, granite worktop, stainless steel sink, integrated microwave and oven, four ring induction hob, integrated appliances to include dishwasher, fridge and freezer, integrated waste bin. Engineered oak flooring, boiler. Small obscure window.

Communal Storage Rooms

There is the benefit of 2 locked communal storage rooms, one ideal for luggage, Xmas decs etc and the other for bikes/golf clubs.

Lease Details:

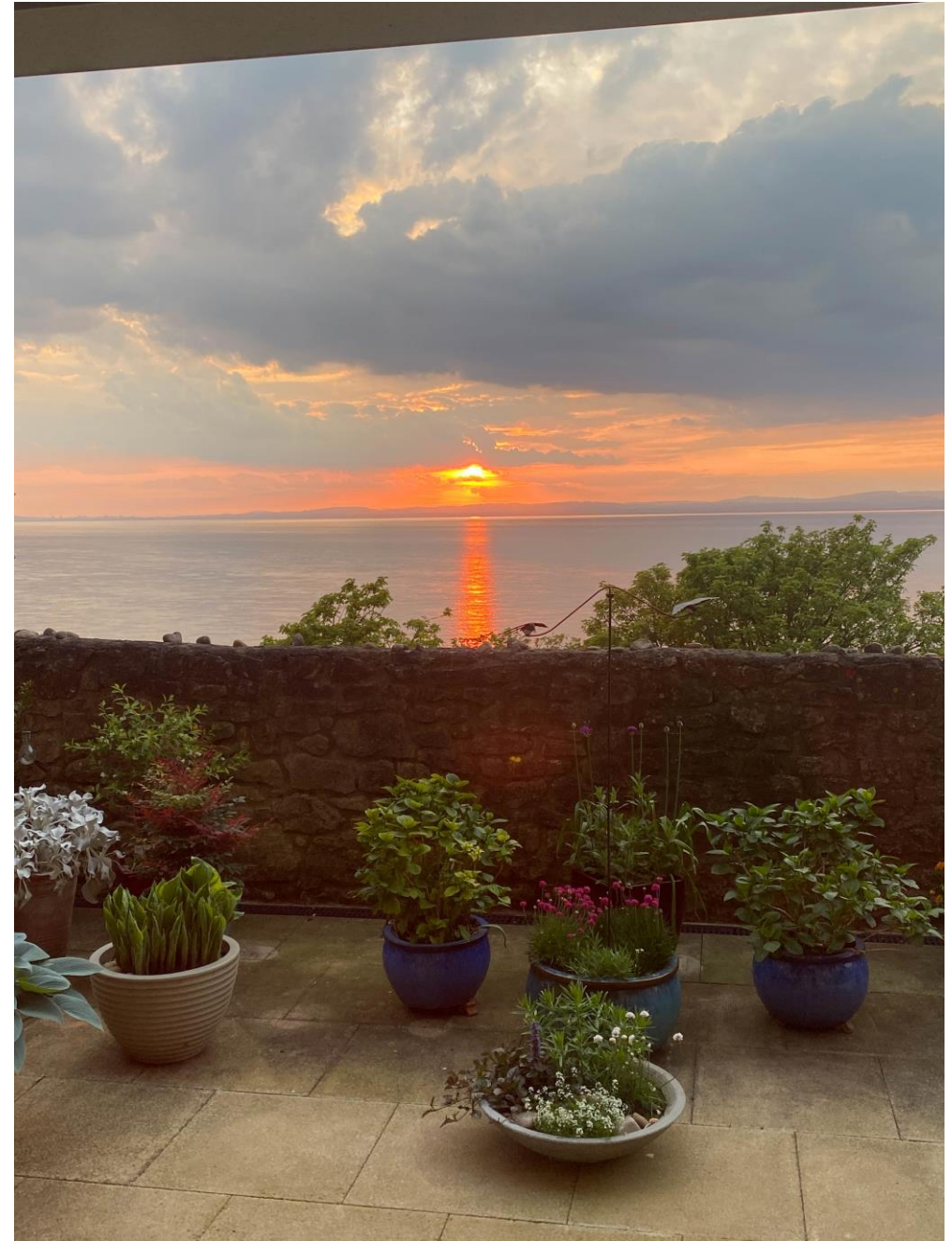
Term: Originally 999 years from 1.1.2016

Management Company: 3Sixty

Management Charge: £2,871.60 per annum (£239.30 per month)

Ground Rent: £290 per annum

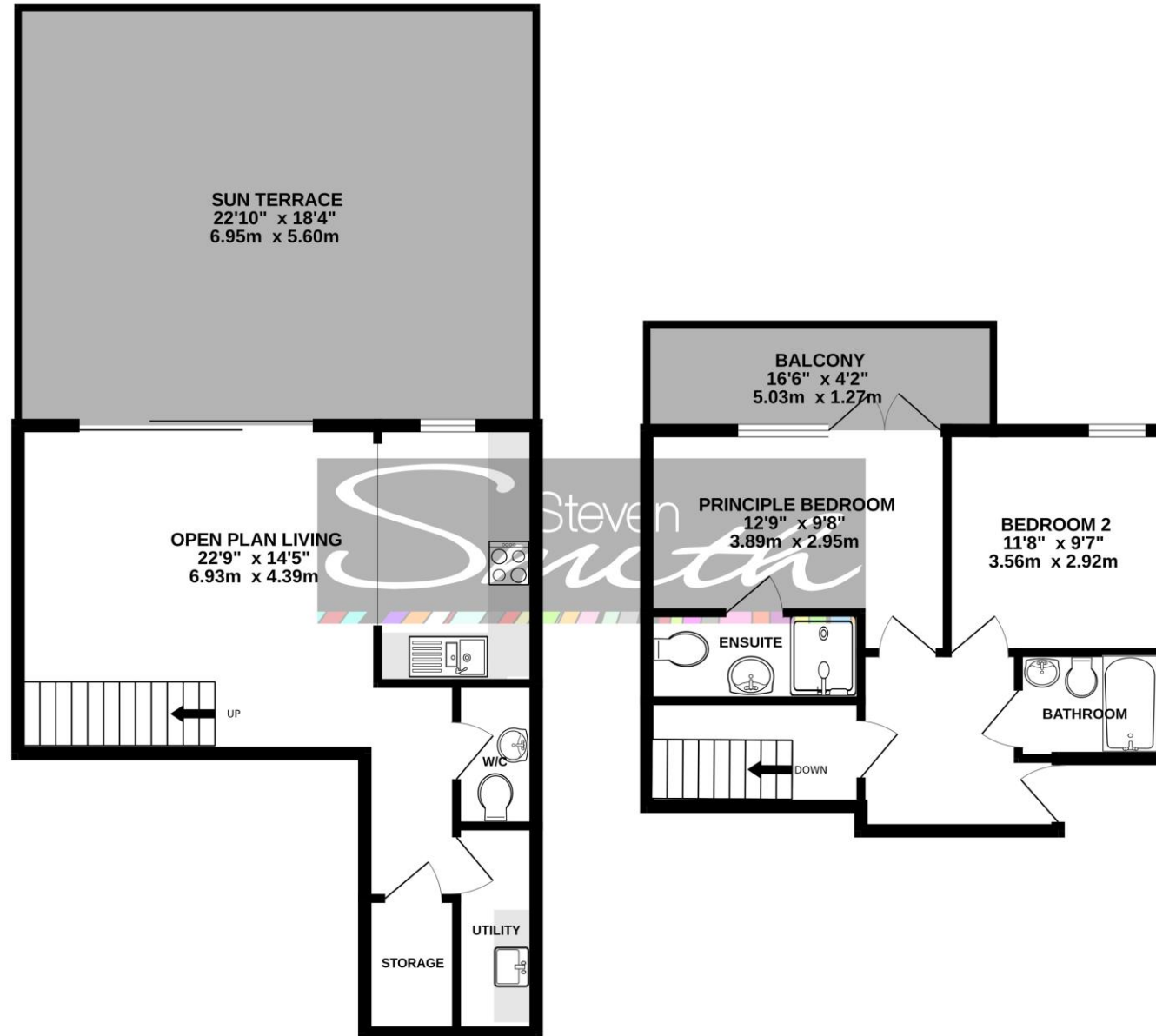
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





LOWER GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033sq.ft. (96.0 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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Apartment



Leasehold



2



Outside Space



2



D



1

EPC

C



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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