



Flat 1 Richmond House, 15 Elton Road, Clevedon, BS21 7RG  
**£295,000**

Steven  
*Smith*



This exceptional one bedroom apartment on Elton Road positions you perfectly to experience the very best of Clevedon's coastal lifestyle. Striking a flawless balance between contemporary luxury and timeless rustic charm, the property has been meticulously designed to maximize both light and space. Large multi pane windows flood the main living areas with natural warmth, framing serene views of lush outdoor greenery and creating an inviting sanctuary you will love coming home to. At the heart of the home is a spectacular open concept living environment that effortlessly blends daily relaxation with stylish entertaining. The kitchen is a chef's delight, boasting sleek, minimalist white cabinetry, an integrated cooktop with a prominent modern extractor hood, and premium under cabinet lighting that casts a soft, ambient glow across the floor. This culinary space flows seamlessly into a dedicated dining area and a spacious lounge, unified by beautiful stone textured flooring that feels both organic and highly sophisticated. The bedroom serves as a peaceful, romantic retreat featuring neutral tones, classic French country inspired furniture and plush textures that invite absolute relaxation. Storage is seamlessly integrated to keep the space feeling open, calm and uncluttered.

Equally impressive is the ultra stylish bathroom, fully clad in oversized, warm toned stone tiles. It showcases a striking backlit circular mirror, a floating navy blue vanity with elegant gold hardware and a contemporary wall hung toilet, delivering a boutique hotel aesthetic right to your daily routine. This apartment is an absolute gem for anyone seeking a sophisticated, turnkey home near Clevedon's historic seafront.

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

Communal entry door opens to communal hall with tiled floor and giving access to the front door of Flat 1. Front door opens to:

#### **Hallway**

Tiled floor and leading to all of the following accommodation:

#### **Open Plan Living 19'8" x 17'9" max 16'11" min**

A truly magnificent space with cutting edge design and a window looking out to front and glazed and arched window to side. The kitchen has been beautifully fitted with a range of units with working surfaces incorporating a sink with mixer tap and drainer, electric oven with four ring electric hob and contemporary

extractor hood. Integrated appliances to include fridge/freezer and washing machine, useful pull out pantry cupboard. Access to Vaillant gas fired combination boiler. Tiled floor in the entire area, space for a dining table which opens to a lovely sitting area.

#### **Double Bedroom 14' 7" x 12' 11" (4.44m x 3.93m)**

An exquisite room and measurements include a built in wardrobe. Tiled floor and window to front.

#### **Shower Room**

Exquisitely fitted with a contemporary washhand basin with drawer storage below, wall hung WC, walk in shower cubicle with mains shower, fully tiled walls and floor, ladder radiator, spotlights, extractor fan.

#### **OUTSIDE**

From Elton Road the original pillared stone wall entrance gives access to a pathway which extends past the front of Richmond House and leads to the side of the property where steps descend and give access to the communal front door leading to Flat 1. From the elevated space at the front there is an incredible view towards Clevedon's famous Grade I Listed Pier, down the beach and towards the Welsh coastline in the far distance.

### Parking

Located at the rear of the property is one allocated parking space for Flat 1 which is accessed via Victoria Road.

### Lease Details:

**Term:** Originally 999 years from 25 December 1978

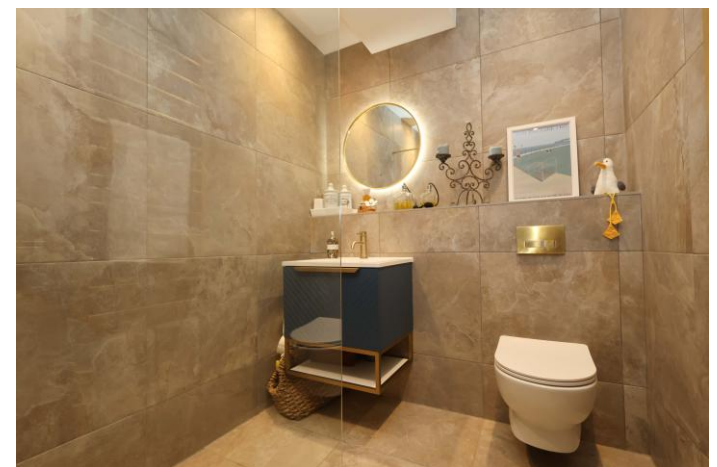
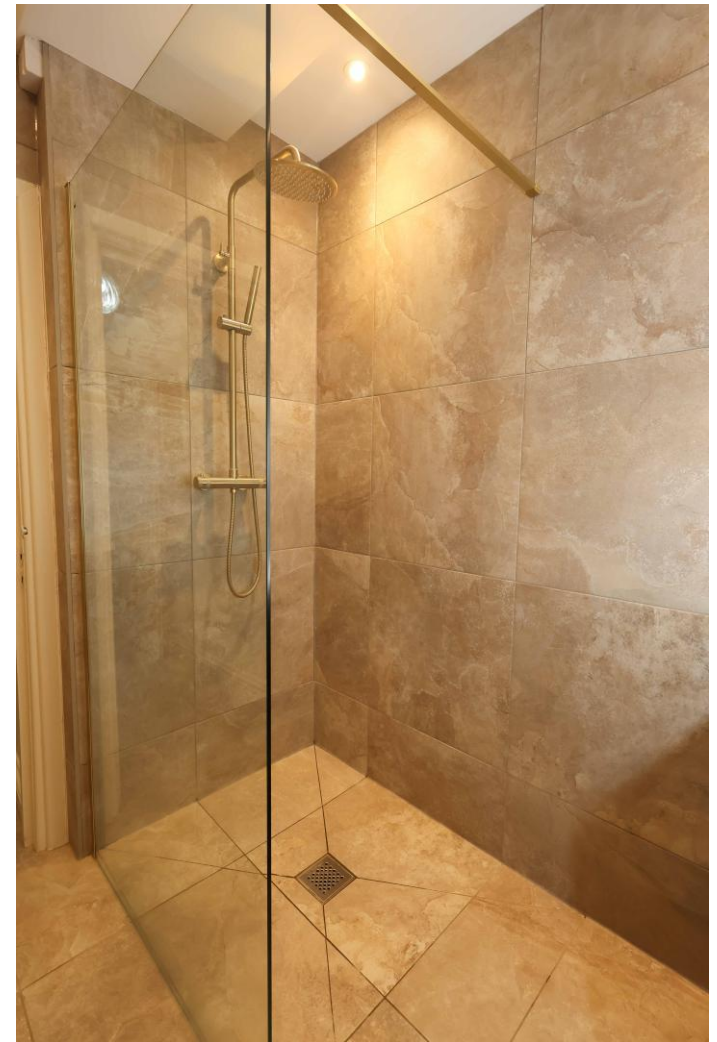
**Management Company:** Stephen & Co

**Management Charge:** £140 pcm  
(increasing to £200 in August)

**Ground Rent:** N/A

(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).





Floor Plan to be inserted here



Flat



Leasehold



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1



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1

**EPC**

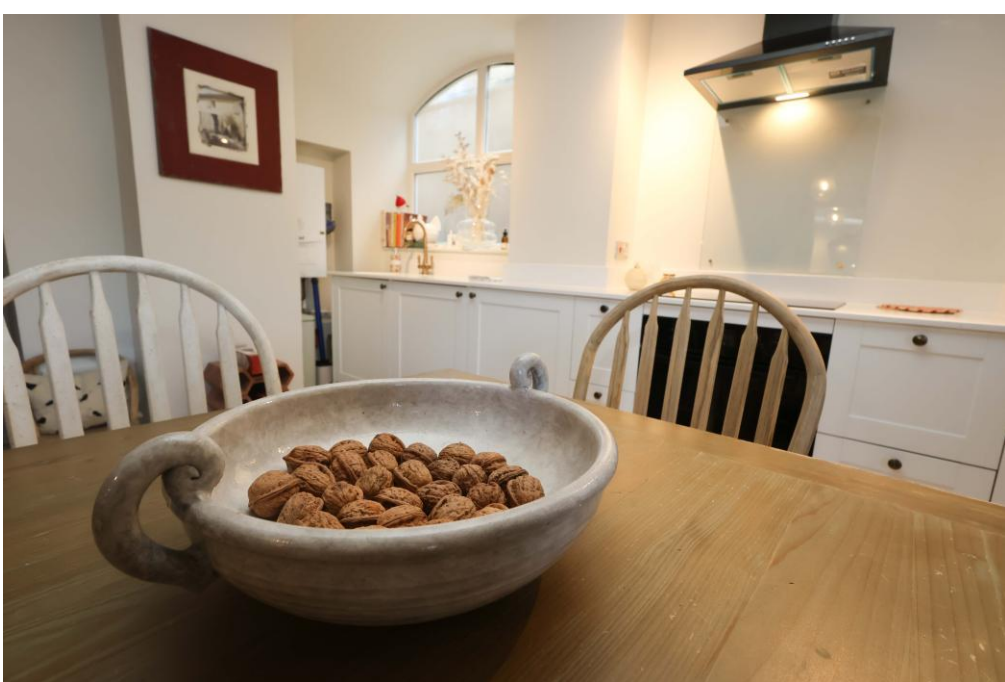


Heating



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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