



17 Averill Court, Hill Road, Clevedon, BS21 7NE  
**£175,000**

Steven  
*Smith*



Situated in the sought after Averill Court development in Clevedon, this one bedroom retirement flat presents a fantastic opportunity for those looking to downsize. Located on the second floor, the apartment benefits from lovely views across the Bristol Channel, bringing a sense of peace and open space. The accommodation includes a well proportioned living/dining room, separate kitchen, a double bedroom with built-in storage and a shower room. Averill Court is a well maintained, purpose built development for the over 60s, offering a welcoming community environment, communal gardens, residents' lounge, laundry facilities and parking (subject to availability). This property is offered for sale with no onward chain, making for a smooth and hassle free purchase.

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

Front door to communal hall leading the front door of 17 Averill Court. Door opens to:

#### **Hall**

Two large cupboards, one ideal for shoes and coats etc and the other is an airing cupboard with shelving and houses the water tank.

#### **Shower Room**

Three piece suite of WC, pedestal washhand basin, king size shower, extractor fan.

#### **Bedroom 11' 8" x 9' 8" (3.55m x 2.94m)**

Two built in wardrobes, window providing lovely views across Clevedon, towards the chanel and the Mendips in the far distance.

#### **Kitchen 9' 9" x 7' 10" (2.97m x 2.39m)**

Fitted with base and eye level units, working surfaces with sink, electric oven and hob, space for fridge/freezer and space for washing machine, tile effect floor,

#### **Lounge/Diner 20' 2" x 9' 9" (6.14m x 2.97m)**

Lovely light, bright room with floor to ceiling bay window offering incredible views to the bedroom.

#### **OUTSIDE**

There are communal gardens with sitting areas and both residents and visitors parking (subject to availability).

#### **Lease Details:**

**Leasehold Term:** 999 years from 1 April 1994 until 31 March 2993. Each flat owns a share of the freehold

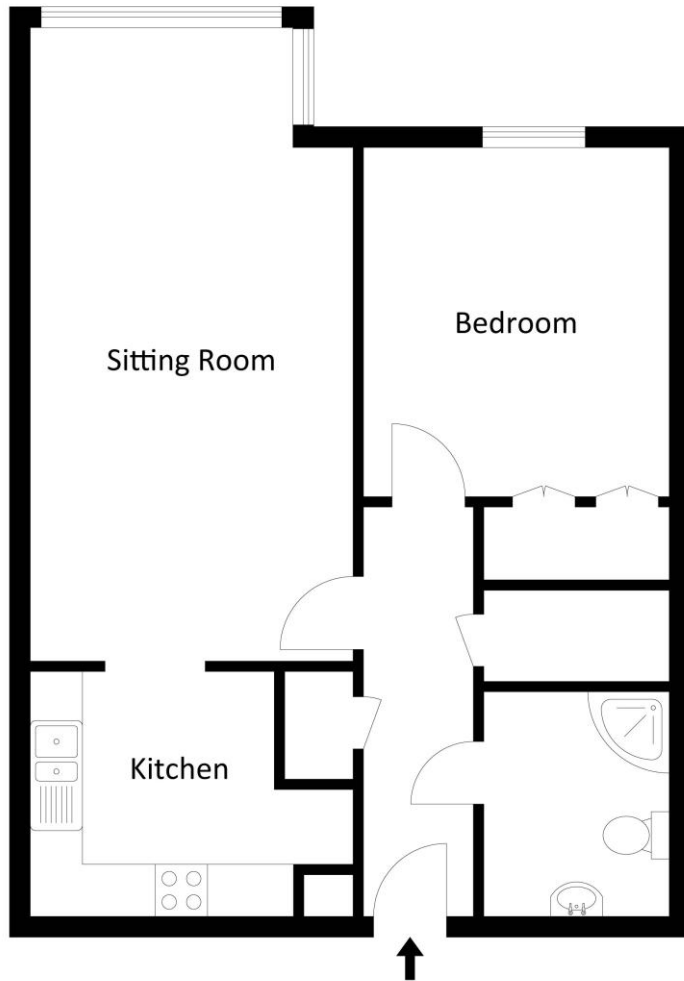
**Management Charge:** £207.30 per month which includes: Buildings Insurance, water rates, sewerage rates, cleaning of communal areas. Maintenance of the communal gardens. Window Cleaning, Maintenance of the building, Fire detection System, Maintenance of the lift which services all apartments, Use of the communal lounge/dining room/kitchen areas, Use of salon allowing for visiting hairdressers, 24 hour care call system, Door security system

**Management Company:** Averill Court Management Company Limited

**(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).**



**Averill Court, Hill Road, Clevedon**  
Approx. Area 514.40 Sq.Ft - 47.80 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Apartment



Leasehold



1



Communal Garden



1



C



1

**EPC**

C



Electric 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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