



4 Royal Pier Apartments, 2 Marine Parade, Clevedon, BS21 7FU
£395,000

Steven
Smith

This stunning apartment located within the sought after Royal Pier development offers the very best in coastal living! The breath taking views of Clevedon Pier and the distant Welsh coastline beyond can be enjoyed from every room. The stylish accommodation provides for contemporary open plan living with an impressive lounge/diner with private balcony and high specification kitchen. There are two well proportioned bedrooms and two luxurious boutique style shower rooms completing the tasteful accommodation. The apartment further benefits from allocated parking with lift access and useful additional storage. As the perfect "lock up and leave" or simply to enjoy the beautiful surrounds, this truly special home must be viewed.

Accommodation (all measurements approximate)

Communal front door with video entry phone opens to an impressive communal hallway with stairs and lift to Apartment 4. The front door of Apartment 4 opens to:

Hallway

Engineered oak floor, access to utility cupboard which houses a Miele washing machine and Zanussi condenser tumble dryer.

Open Plan Living 20'6" x 13'6" max 10'6" min

Such an impressive room.

Living Area

Floor to ceiling window providing the most outstanding view down the planks of Clevedon Pier stretching over the Bristol Channel and towards the Welsh coastline. Engineered oak floor flows through into the:

Kitchen Area

Beautifully fitted with a range of wall and base units with working surfaces, sink integrated into this, ceramic hob with contemporary extractor hood, double electric oven, microwave, wine rack, integrated fridge, freezer and dishwasher, spotlighting.



Bedroom 1 13' 9" x 10' 3" (4.19m x 3.12m)

Measurements include a run of built in wardrobes. Floor to ceiling window providing that outstanding view.

En-Suite

Beautifully fitted with a king size shower cubicle with mains shower, WC with concealed cistern, washhand basin. Partially tiled walls, tiled floor, chrome ladder radiator, extractor fan.

Bedroom 2 10' 9" x 9' 3" (3.27m x 2.82m)

Yet another floor to ceiling window providing the view of Clevedon Pier and towards the Welsh coastline.

Shower Room

Beautifully fitted with a king size shower cubicle with mains shower, WC with concealed cistern, washhand basin.



Partially tiled walls, tiled floor, chrome ladder radiator, extractor fan.

Balcony

From the open plan living area a sliding door opens to a private balcony which will enjoy those famous Clevedon sun sets.

OUTSIDE

From Marine Parade there is access to the communal front door and also the car lift which descends to the lower level and Apartment 4 has the exclusive use of parking space 16.

Storage Cupboard

Located within the building Apartment 4 has exclusive use of its own storage cupboard.

Lease Details:

Originally 999 years

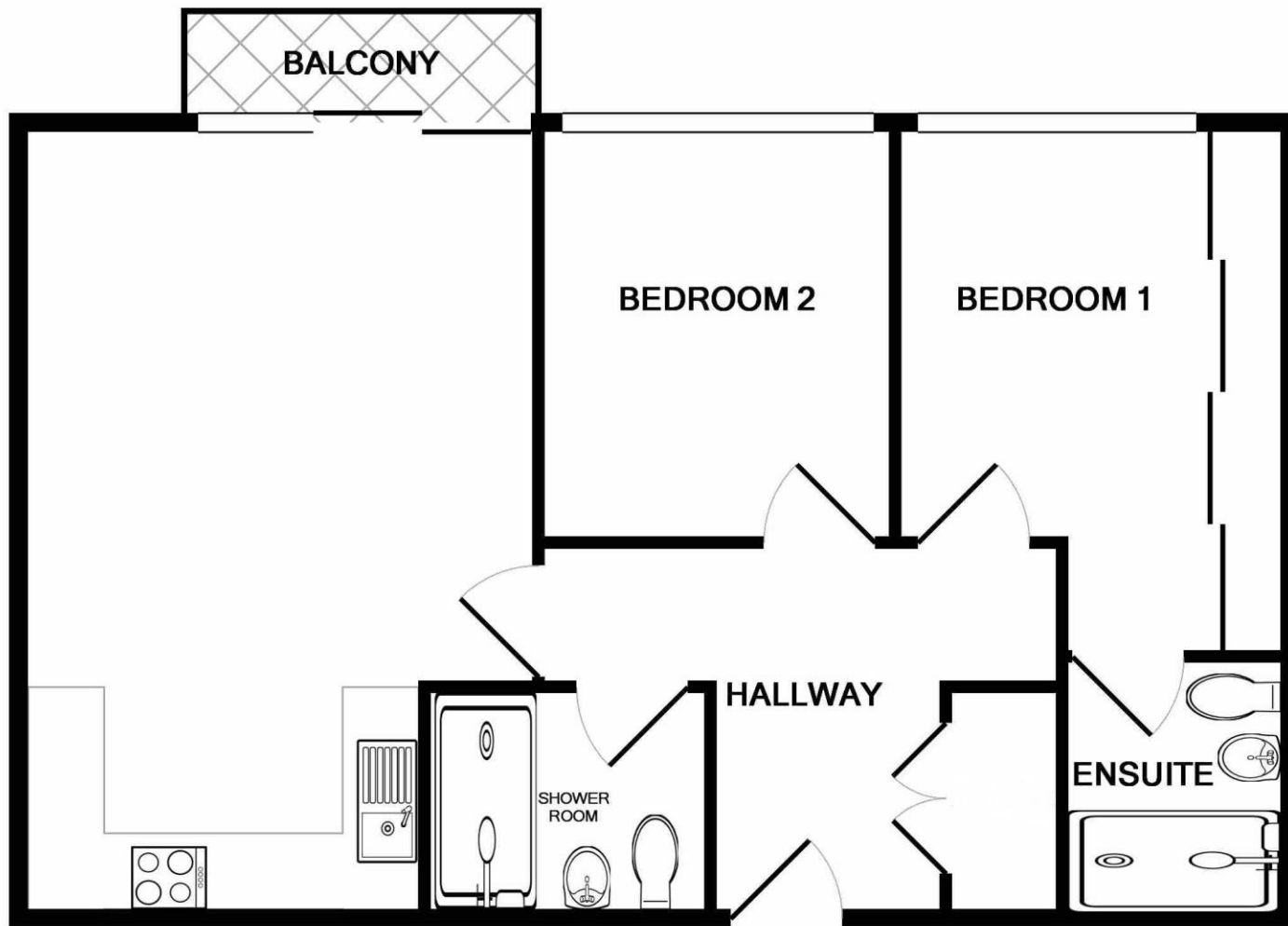
Management Company: Royal Pier Apartments Management Company Ltd

Management Charge: £1,058.18 per annum (£88.18 per month)

Ground Rent: £280.74 per annum







Apartment



Leasehold



2



Balcony



2



D



1

EPC

C



Gas Central Heating



Parking

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

