



Flat 1, 35-37 Princes Road, Clevedon, BS21 7NQ  
**Offers over £209,950**

Steven  
*Smith*

Occupying a fabulous position within mid Clevedon, this stylish ground floor apartment will make a perfect first time or investment purchase. Forming part of a characterful period property sitting opposite Clevedon's pretty manicured bowling green, the apartment is accessed towards the rear of the building where there are also well maintained communal gardens to enjoy. The apartment itself enjoys a practical layout which begins with a welcoming dual aspect sitting room leading directly onto the contemporary kitchen. Beyond this, there are two nicely proportioned bedrooms and an attractive bathroom complete with shower over bath and complementary stylish fittings. Outside, direct access can be gained from the gardens to the peaceful parkland of Herbert Gardens and, beyond this, the varied host of independent shops, cafes and bars on Clevedon's Hill Road. Both the sea front and town centre are also easily accessible on foot from this highly convenient location.

**Accommodation (all measurements approximate)**

Private front door opens to:

**Sitting Room 15' 2" x 7' 9" (4.62m x 2.36m)**

Two windows, engineered oak floor. Opening to:

**Kitchen 11' 1" x 9' 5" (3.38m x 2.87m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, electric oven with four ring gas hob and contemporary extractor hood, space for fridge/freezer. Access to the Navien gas fired combination boiler. Metro tiled splashbacks, engineered oak floor, window, spotlights. Door opens to:

**Hallway**

Engineered oak floor, door to the communal hallway. Telephone entry receiver.

**Bedroom 1 13'0" max 11'7" min x 8'9"**

Measurements exclude a built in wardrobe. Window.

**Bedroom 2 11' 1" x 7' 6" (3.38m x 2.28m)**

Two windows.

**Bathroom**

Beautifully fitted with a three piece white suite of WC, washhand basin set into vanity unit with cupboard above and storage below. Bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, chrome ladder radiator, extractor fan, spotlights.

**OUTSIDE**

From Princes Road a driveway runs down the left hand side of the property leading to the rear where there is parking. There is then access to the communal garden which can be enjoyed by everybody and at the far end a gate opening to Herbert Gardens.

**Lease Details:**

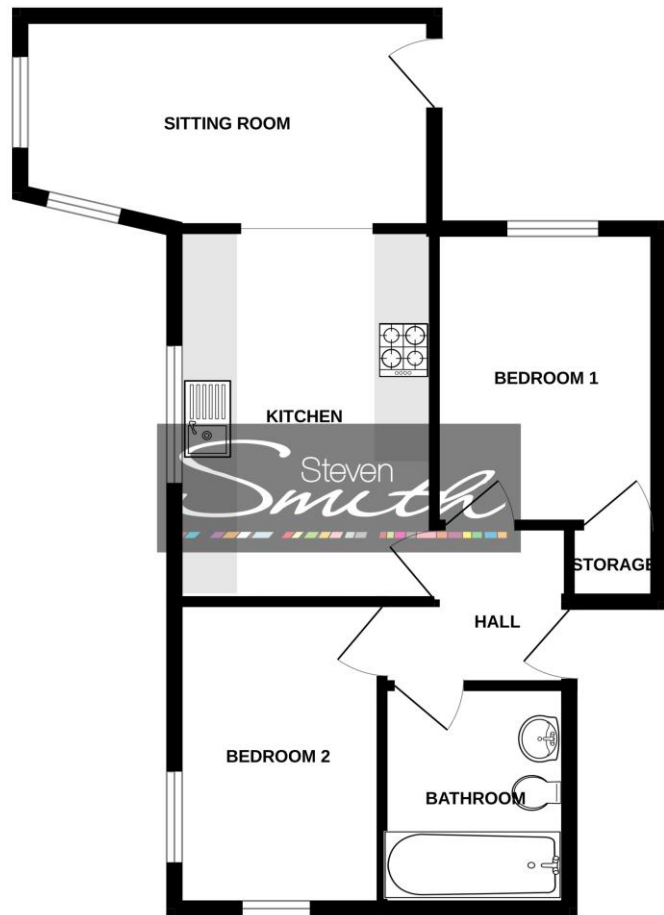
**Term:** Originally 999 years from 1 January 2002

**Management Company:** Park View (Clevedon) Management Company Ltd

**Management Charge:** £117.70 per month



# GROUND FLOOR



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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Flat



Leasehold



2



1



A



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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