



32 Central Way, Clevedon, BS21 6SY  
£225,000

Steven  
*Smith*

Situated in a highly convenient location level to Clevedon Town Centre, this outstanding modern duplex apartment is a must view. Presented to the highest of standards, the self contained two bedroom accommodation is bright and airy with neutral decor and an excellent finish throughout. The impressive front to back lounge/diner offers ample space for both relaxing and entertaining and the kitchen is well fitted with an array of appliances. This level also benefits from a master bedroom with superb en suite facilities and a useful utility cupboard providing additional storage. The top floor could prove to be an ideal space for guests as it is arranged with a further good size bedroom and contemporary shower room. Allocated off street parking completes all this wonderful home has to offer and we would anticipate strong interest from a wide range of potential buyers.

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

#### **GROUND FLOOR**

Front door opens to hall with space for shoes and coats. Stairs up to the first floor.

#### **Landing**

With stairs to second floor.

#### **Lounge/Diner 22'8" x 11'5" max 8'6" min**

A lovely front to back room with window to front and three contemporary windows to side. Wood effect floor.

#### **Kitchen 9' 6" x 6' 10" (2.89m x 2.08m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob and concealed extractor hood. Space for fridge/freezer, integrated dishwasher, obscure window, tiled floor, tiled splashback.

#### **Bedroom 1 14' 4" x 12' 7" (4.37m x 3.83m)**

A double bedroom with window to front.

#### **En-Suite/Utility**

Beautifully fitted with a three piece white suite of WC, washhand basin, bath with mains shower and glass shower screen door, partially tiled walls, obscure window, extractor fan, chrome ladder radiator. Double doors open to:

#### **Utility Cupboard**

With plumbing for washing machine and space for self condensing tumble dryer and further storage for ironing boards, hoovers etc.

#### **SECOND FLOOR**

**Landing.** Access to airing cupboard housing the boiler.

#### **Bedroom 2 15' 1" x 10' 9" (4.59m x 3.27m)**

A second double bedroom with window to front, access to loft space, wood effect floor and access to eaves space.

#### **Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin, king size shower cubicle with mains shower, partially tiled walls, tiled floor, shaving point, spotlights, extractor fan, obscure window, access to the airing cupboard housing the hot water cylinder. Second useful cupboard.

#### **OUTSIDE**

From Central Way a communal parking area is accessed immediately off the road and Number 32 has its own allocated parking space. A pedestrian path continues around the side of the property and leads to the private front door of Number 32.



# Floor Plan



Duplex Apartment



Leasehold



2



Communal Garden



2



B



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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