



Apartment 6 Sea Breeze, 29 Albert Road, Clevedon, BS21 7RT  
£1,400 per calendar month

Steven  
*Smith*



Situated in a delightful mid Clevedon position, this contemporary apartment offers light and airy accommodation comprising open plan living/dining/kitchen with patio doors leading to a private balcony, two double bedrooms with built in storage, en suite shower room to the master bedroom and additional bathroom. Outside, the property benefits from allocated parking and attractive communal gardens. Albert Road is perfectly placed for taking a stroll to Clevedon Sea Front and the delightful shopping and dining facilities along Hill Road.

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

Communal entry door with video entry phone system opens to communal hall with staircase to first floor and also lift access. Access to the front door of Apartment 6. Front door opens to:

#### **Impressive Hall**

Built in storage. Video entry receiver. Spotlights. Leading to all of the following accommodation:

#### **Open Plan Living 23' 0" x 13' 8" (7.01m x 4.16m)**

A lovely space with sliding patio door opening out to a private balcony. The kitchen has been beautifully fitted with a range of wall and base units with silestone worktops incorporating the sink with mixer tap. Four ring induction hob with concealed extractor hood, oven and microwave. Integrated appliances to include fridge/freezer, washer/dryer and dishwasher. Access to the Vaillant gas fired combination boiler.

Spotlights. Window to side. TV aerial and satellite connections.

#### **Bedroom 1 11' 11" x 11' 10" (3.63m x 3.60m)**

Window to front. Built in wardrobes. Spotlights. TV aerial point and telephone point.

#### **En-Suite**

Beautifully fitted with a three piece white suite of WC with concealed cistern, wall mounted washhand basin with storage below, king size shower cubicle with waterfall shower and second hand held shower attachment. Fully tiled walls and floor. Chrome ladder radiator. Spotlights, shaving point, extractor fan, obscure window.

#### **Bedroom 2 11' 11" x 11' 5" (3.63m x 3.48m)**

Window to front. Built in wardrobes. Spotlights.

#### **Bathroom**

White suite of WC with concealed cistern, wall mounted washhand basin, bath with mains shower and glass shower screen door. Fully tiled walls and floor. Spotlights, extractor fan, obscure window, shaving point, chrome ladder radiator.

#### **OUTSIDE**

From Albert Road a pillared entrance opens to a driveway which extends down to the front of the development giving access to the two individual allocated parking spaces for the apartment. The communal gardens are well established with a fine array of trees and shrubs. There is access to the communal front door via a ramp and stairs and also to a communal bin storage. Sea Breeze sits in the

middle of the plot and to the rear there is a level communal garden laid to lawn with a shared patio.

#### **The Terms:**

**Rent per calendar month:** £1,400

**Deposit:** £1,500 to be lodged with the DPS

**Term:** 6 months

**Insurance:** The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance

**Services:** All mains services connected - tenant to pay

**Council Tax Band:** D - Tenant to pay

**Availability:** Immediately, subject to referencing

**Energy Rating:** B

**Additional fees may apply and will be advised to you before you take up the tenancy**

**We are members of The Property Ombudsman (TPO) [www.tpos.co.uk](http://www.tpos.co.uk) and subscribe to their code of practice for letting agents. This membership ensures we offer a professional service to the highest standard.**

**NB. The photos were taken before the current tenant moved in.**





#### 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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