



Apartment 5, 8 Lower Linden Road, Clevedon BS21 7FT
£1,400 Per Calendar Month

Steven
Smith



This impressive, character filled duplex apartment must be viewed to fully appreciate all it has to offer. The open plan living space is so impressive with high vaulted ceilings and stained glass windows. The kitchen is quality, and has built in appliances. There are two double bedrooms each with their own en suite. The location is popular as the town's amenities and Hill Road are within walking distance.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to communal hall with stairs to first floor, leading to the front door of Flat 5. Flat 5 front door opens to:

Hall

With wood effect flooring, stairs to first floor. Understairs cupboard.

Open Plan Living 25'1" max 17'9" min x 19'4"

A truly amazing space with high vaulted ceilings with the original exposed gothic beams. Two skylights, two fabulous stained glass windows, wood effect flooring. Open staircase leading up to the mezzanine office.

Kitchen Area

Beautifully fitted with a comprehensive range of wall and base units with working surfaces. Sink with mixer tap. Double electric oven, four ring electric hob with contemporary extractor hood. Integrated dishwasher and fridge/freezer, tiled splashbacks.

Bedroom 2 12' 0" x 10' 8" (3.65m x 3.25m)

A dual aspect room with two gothic windows looking out onto Sunnyside Road and two further gothic windows looking out onto Linden Road. Wood effect flooring.

En-Suite

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below. Bath with electric shower and glass shower screen door. Fully tiled walls, wood effect flooring, chrome ladder radiator, extractor fan.

FIRST FLOOR

Landing, With high vaulted ceilings exposing further original beams.

WC/Utility

White suite of WC, wall mounted washhand basin, plumbing for washing machine with work surface above. Access to the gas fired Baxi combination boiler, spotlights, extractor fan.

Storage Room 12' 3" x 10' 9" (3.73m x 3.27m)

NB. Measurements are floor space due to restricted height of the pitch of the roof. Wood effect flooring, extractor fan.

The Master Bedroom 12' 8" x 11' 11" (3.86m x 3.63m)

A truly magnificent room with high vaulted ceilings exposing the original beams, two windows looking out onto Sunnyside Road, wood effect flooring.

En-Suite

Beautifully fitted with a three piece white suite of WC, washhand basin, bath with electric shower and glass shower screen door. Fully

tiled walls, wood effect flooring, spotlights, extractor fan. Door opens to:

The Mezzanine/Home Office 12' 0" x 7' 11" (3.65m x 2.41m)

A very impressive space to work from home with high ceilings and the staircase with open spindles descending to the open plan living. Wood effect flooring.

Health and 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.

The Terms

Rent: £1 400 per calendar month

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.

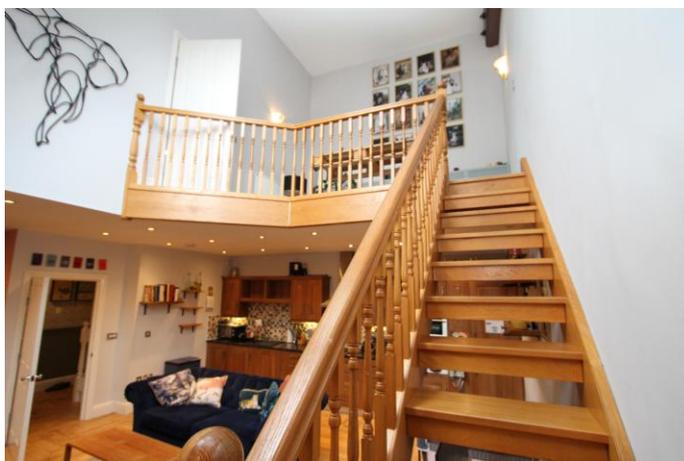
Council Tax Band C: - tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: C

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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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