



Apartment 1, 10 Hill Road, Clevedon, BS21 7NZ  
£225,000

Steven  
*Smith*

Occupying a ground floor position in this striking Clevedon residence, Apartment 1 Challicoms is a stylish duplex apartment providing a luxury home set over two levels. The accommodation comprises of a contemporary open plan lounge/kitchen/dining room, a spacious double size bedroom with storage and a smart boutique style bathroom. The fixtures and fittings are of a high quality and include Corian worktops, integrated appliances and engineered oak flooring in the living area and the feeling throughout is one of light and space. The property is further complimented by allocated off street parking and an outside area to sit and enjoy a morning coffee. With its prominent position on Hill Road immediate to the interesting array of independent shops and eateries and with the Sea Front just a short walk further, this delightful home is certain to be a popular choice for buyers.

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

Door opens to:

### **Reception Hall**

Sash windows overlooking the front, spotlighting. Engineered oak floor extends through the hallway into the:

### **Lounge, diner, kitchen 24' 8" x 13' 7" (7.51m x 4.14m)**

Stunning open plan living. Video phone entry system, spotlighting, access to the airing cupboard which houses the Worcester boiler. The kitchen has been fitted with a range of cupboard and drawers with Corian worktops which also surround the sink. Built in appliances which include fridge/freezer, washing machine, dishwasher, oven and four ring gas hob with extractor hood. Stairs leading down to the basement leading into the:

### **Bedroom 12'8" max 9'0" min x 11'2" max 7'3" min**

Measurements exclude built in wardrobes. TV aerial point, engineered oak flooring, wall lighting.

### **Bathroom**

A contemporary white suite comprising WC, washhand basin and bath with a shower. Floor and wall tiles. A touch sensitive wall light mirror, towel rail radiator, extractor fan.

### **OUTSIDE**

This apartment has the added benefit of some outside space. Stone chipped area, a place where you can enjoy a glass of wine on a summers evening. There is also allocated parking.

### **Lease Details:**

Originally 999 year lease

**Management Charge: £**

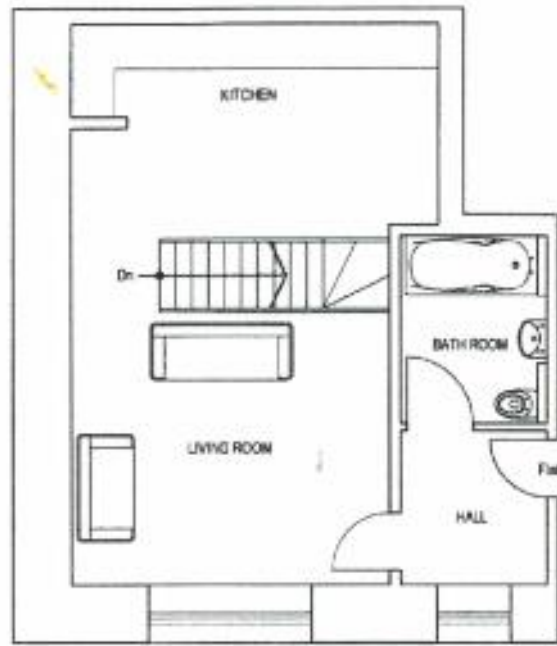
**Management Company:**

NB. The photos were taken when the apartment was first converted.





① Cellar A Plan  
Scale: 1:100



② Lower Ground Floor Plan  
Scale: 1:100



Apartment



Leasehold



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B



1

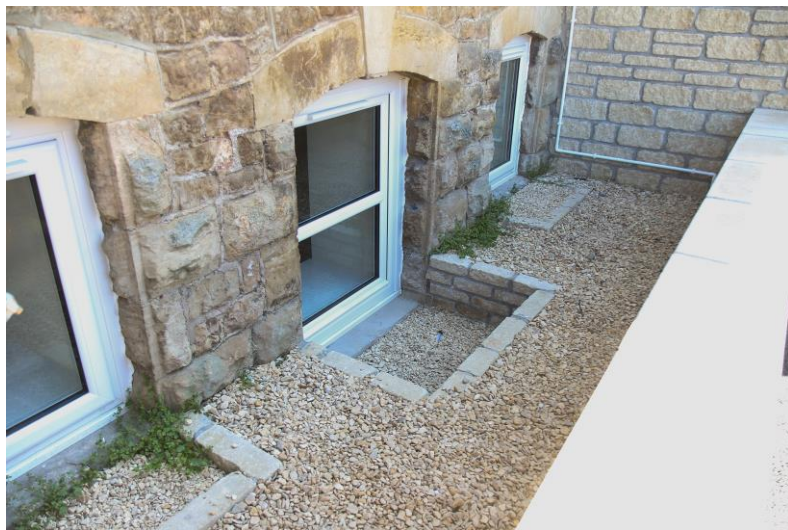
**EPC** C



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto: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

