



Apartment 8 The Regent, Hill Road, Clevedon, BS21 7PH  
**£1,100 per calendar month**

Steven  
*Smith*



A spectacular apartment at The Regent. With access via a lift or stairs and the benefit of exclusive parking to the rear. The most stunning open plan lounge, kitchen, dining room that will take your breath away. High looping windows with views out onto Hill Road and as you enter the kitchen with its host of Neff appliances and stunning silestone worktops. The bedrooms have the benefit of an en-suite shower room to the master suite and there is a luxury main bathroom. For those with security on their mind there is a video entry phone system. There is also a lift.

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

Door opening to the:

##### **Reception Hall**

With access to a useful cupboard which houses the pressurised water cylinder and with plumbing for the washing machine. Additional storage. A series of steps take you up to the main hall with its high ceilings and intercom video entry phone system. Impressive double doors open to the:

##### **Spectacular Open Plan Lounge, Kitchen, Dining Room 26'4" max 18'6" min x 15'3" max 12'3" min**

With a series of high looping arch top windows which look across Hill Road. This is a room with a huge wow factor. Engineered oak flooring. TV aerial point

and telephone point. Impressive ceiling heights of 10'4" opening to a fabulous:

##### **Kitchen**

Which incorporates gloss white cupboard and drawer units and Neff appliances which include a double oven, ceramic hob, stainless steel extractor hood, fridge, freezer and dishwasher. Amazing Silestone worktops provide excellent working surfaces and surround the sink unit and incorporate a drainer. From the kitchen sink there is a beautiful window looking out onto Hill Road.

##### **Principal Bedroom 12' 9" x 8' 8" (3.88m x 2.64m)**

With TV aerial point, high lofty ceilings and views towards Alexandra Gardens and Hill Road. Built in double wardrobes. Immediate access into the:

##### **Luxury En-Suite Shower Room**

With a walk in shower, wall hung WC and rectangular washbasin. Beautiful tiled floors and walls supplied by Porcelanosa. Chrome ladder style radiator.

##### **Bedroom 2 14'6" x 10'7" max 8'8" min**

TV aerial point. Lovely views towards the park and Hill Road.

##### **Luxury Bathroom**

With bath incorporating glass shower screen and shower. Wall hung WC and rectangular washbasin. Porcelanosa tiles

to the floor and walls. Chrome ladder style radiator. Spotlighting.

##### **The Terms:**

**Rent Per Calendar Month:** £1,100

**Deposit:** £1,200 to be paid to 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:** Electricity, water and sewerage - Tenant to pay.

**Council Tax Band:** C - 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. Photos were taken when the property was new and before the current tenants 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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