



Apartment 8 Royal Pier Apartments, Marine Parade. Clevedon, BS21 7FU
£450,000

Steven
Smith

Set within the prestigious Royal Pier Apartments, this immaculate two bedroom apartment offers an exceptional coastal lifestyle in one of Clevedon's most iconic seafront locations. Accessed via both lift and stairs, the apartment immediately impresses with its sense of space, light and quality throughout. The heart of the home is the stylish lounge diner, a perfect space for both relaxing and entertaining, with doors opening onto a private balcony. From here, the views are simply outstanding, looking directly across to Clevedon Pier and out over the ever changing seafront an idyllic spot for morning coffee, sunset drinks or watching the tide roll in. The contemporary kitchen is fully equipped with integrated appliances, seamlessly combining practicality with modern design. Both bedrooms are generous doubles, creating calm and comfortable retreats. The principal bedroom benefits from a luxurious en suite shower room, while a second high quality shower room serves guests or the second bedroom with equal style. A useful utility cupboard in the hallway provides discreet storage, keeping the living spaces uncluttered and functional. Completing the offering is an allocated parking space. Perfectly positioned just moments from Clevedon's charming town centre, coastal walks and cafés, this outstanding apartment combines elegant living with breathtaking views, making it ideal as a main residence, coastal retreat or lock up and leave seaside home.

Accommodation (all measurements approximate)

Communal entry door with video entry system opens to an impressive communal hall and a door to the left hand side gives access to the front door of Apartment 8. Front door opens to:

Hallway

Engineered oak floor, spotlights, video entry receiver. Access to the utility cupboard with plumbing for washing machine and housing the Vissemann gas fired combination boiler and further storage for coats and shoes etc.

Lounge/Diner 14' 5" x 13' 6" (4.39m x 4.11m)

A floor to ceiling window and sliding door gives access to the private balcony and provides the most outstanding view down the walkway of the Grade I Listed Pier taking in the Bristol Channel, the Welsh coastline, the islands of Flatholm and Steepholm, Sand Bay and not forgetting those stunning sun sets. Spotlights, engineered oak flooring. A set of sliding doors opens to:

Kitchen 10' 5" x 5' 9" (3.17m x 1.75m)

Beautifully fitted with a range of wall and base unit with Silestone work surfaces incorporating a sink, drainer and mixer tap, double electric Siemens oven, four ring Miele induction hob with contemporary extractor hood, Siemens eye level microwave. Integrated appliances to include fridge/freezer and

slimline dishwasher, tiled splashbacks, spotlights.

Bedroom 1 13'4" x 10'4" max 8'1" min

Measurements include a built in wardrobe. Again like the lounge/diner a floor to ceiling feature window provides that incredible view. Spotlights.

En-Suite

Beautifully fitted with a three piece suite of Duravit wall mounted sink and WC with concealed cistern, king size walk in shower cubicle, stunning partially tiled walls, chrome ladder radiator, spotlights, extractor fan.

Bedroom 2 10' 11" x 9' 1" (3.32m x 2.77m)

A second double bedroom with a floor to ceiling feature window looking straight down the Pier towards the Welsh coastline.

Shower Room

Beautifully fitted with a three piece suite of WC with concealed cistern, wall mounted washhand basin, king size shower cubicle, partially tiled walls, tiled floor, chrome ladder radiator, spotlights, extractor fan.

The Balcony

The balcony provides an outstanding outside space to watch the world go by and is the perfect place for a glass of wine to enjoy those incredible sun sets.

OUTSIDE

From Marine Parade there is immediate access at street level to the communal front door of the Royal Pier Apartments. Continuing past this gives you access to the car lift, the car lift gives access to level minus 3 where Apartment 8 has one allocated parking space. On this level Apartment 8 also has its own lockable storage area.

Lease Details:

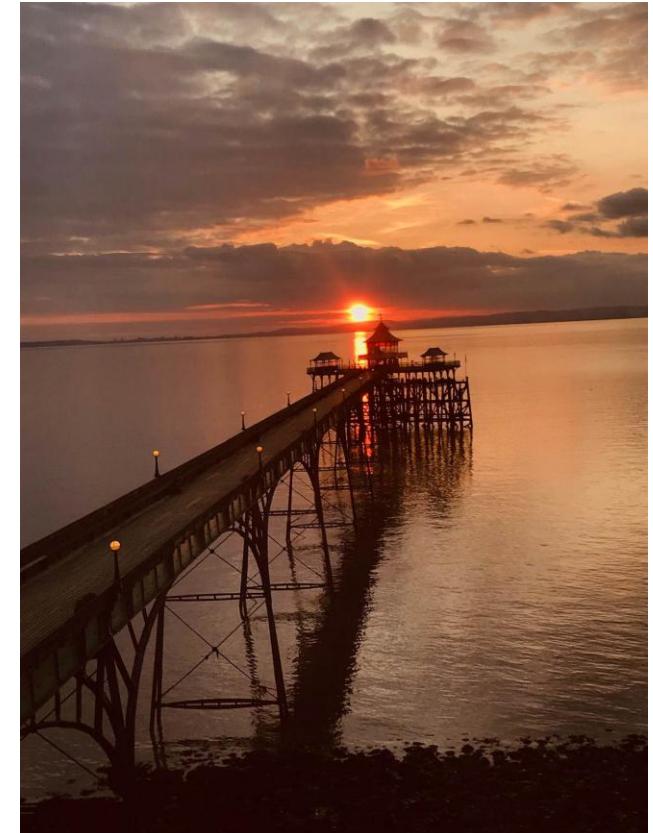
Term: Originally 999 years commencing on and including 1 January 2013

Management Company: 3Sixty Ltd

Management Charge: £280.90 per month

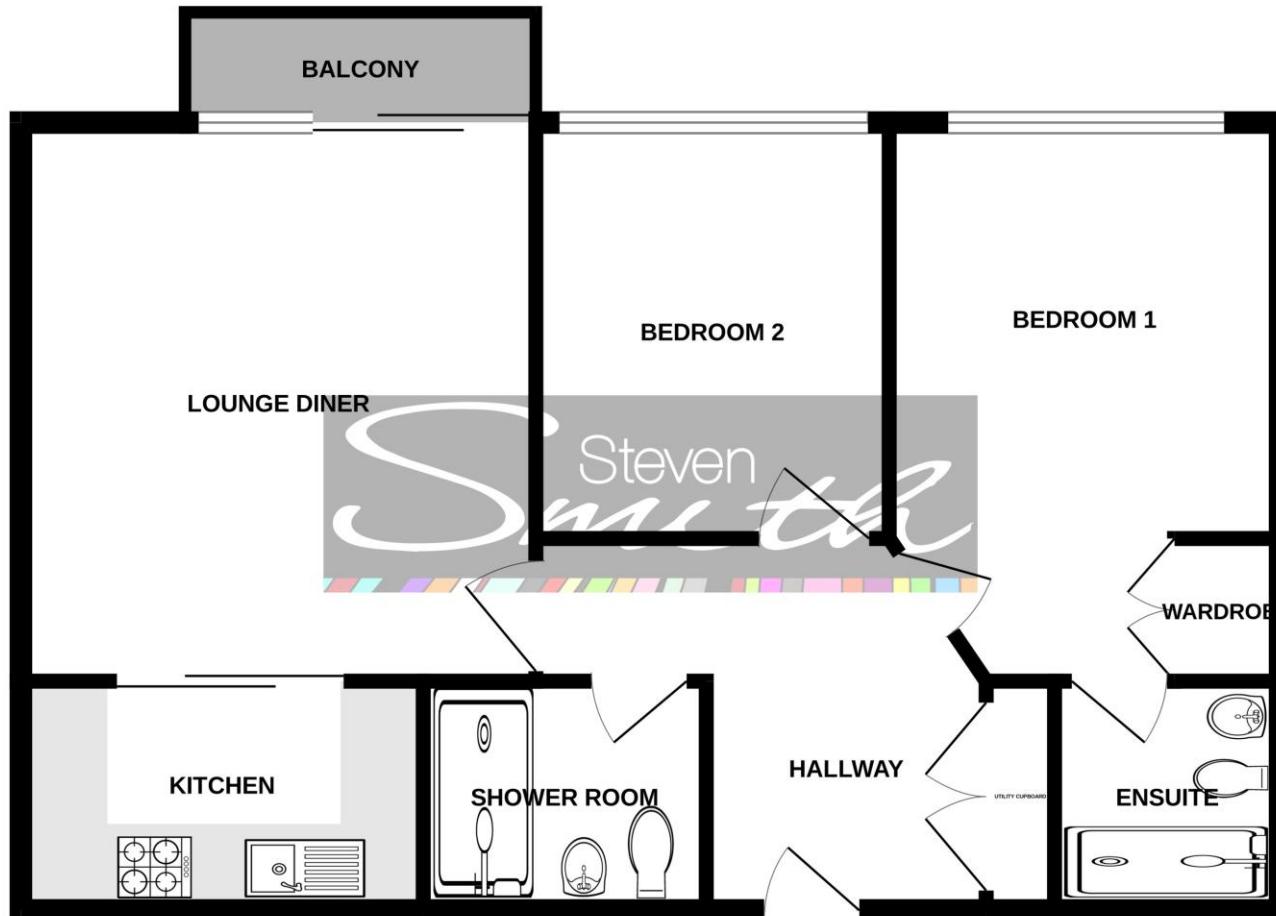
Ground Rent: £364.72 per annum

(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





GROUND FLOOR



Apartment



Leasehold



2



Balcony



2



D



1



B

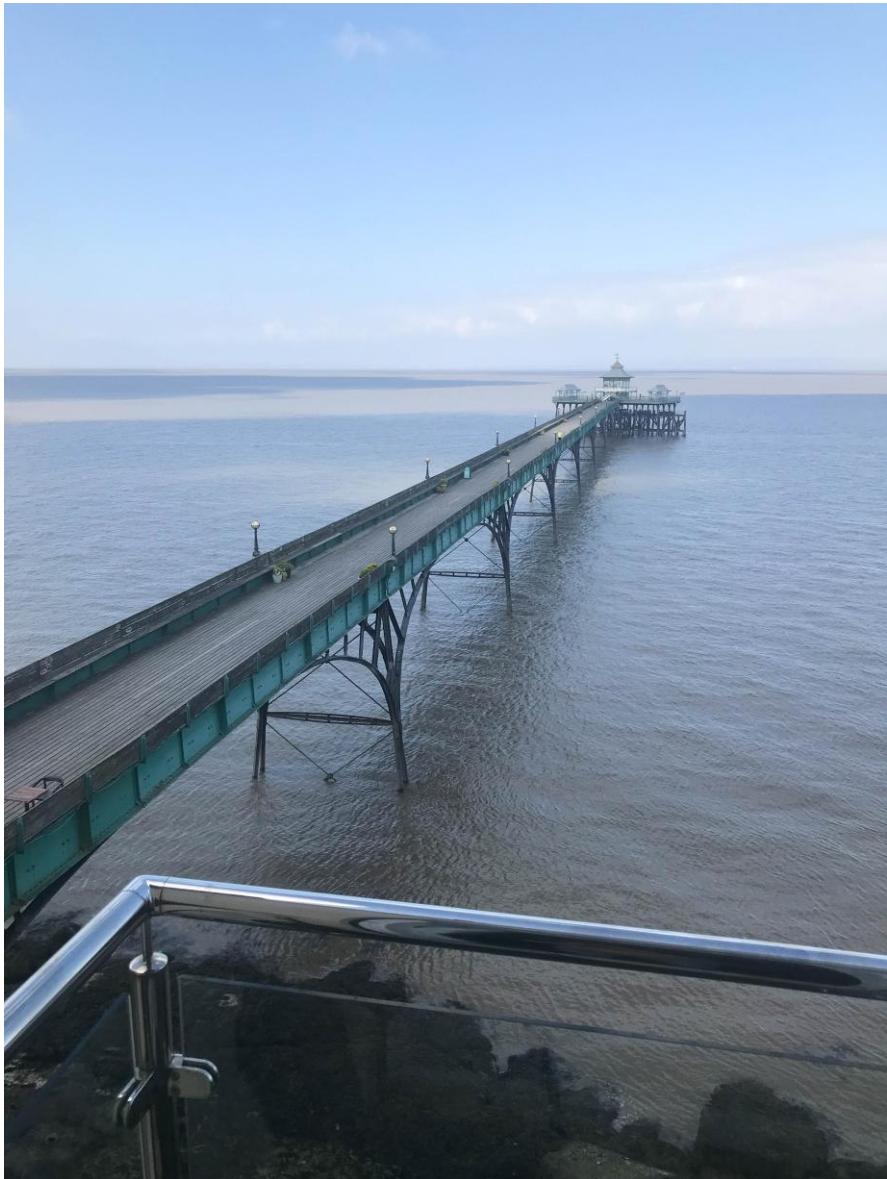


Gas Central Heating



Parking

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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