



Hall Floor Apartment 3, Marine Hill House Marine Hill Clevedon BS21 7PW  
£1,350 Per Calendar Month

Stunning hall floor apartment with its own private terrace



PROPERTY TYPE

Hall Floor Flat



LOCATION

Mid Clevedon



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Allocated



OUTSIDE SPACE

Large private terrace



EPC RATING

D



COUNCIL TAX BAND

C



welove

- Unique and tasteful conversion of an iconic Grade II listed building
- Spacious two bedroom accommodation
- Spectacular position with a coastline aspect
- Large private terrace with far reaching sea views
- Stands in extensive communal grounds, each property with allocated parking
- Just yards from Hill Road shopping area



## more details

### Entrance

Access from Marine Hill, secure door entry system with video link TV to apartment, double doors leading to:

### Communal Entrance Vestibule

with doors leading to:

### Communal Entrance Hallway

with staircase rising to upper floors and falling to garden/parking level, entrance door leading to:

### Apartment 3

secure door entry system with video link to TV intruder alarm.

### Entrance Hall

entrance door:

### Sitting Room

15' 2" x 14' 11" (4.62m x 4.54m)

dual aspect room, refurbished windows with shutters, telephone, TV and satellite points, door to:

### Kitchen/Dining Room

17' 10" x 9' 6" (5.43m x 2.89m)

full range of high specification fully fitted base and wall units with high gloss finish and concealed handles, luxury vinyl tiled kitchen floor, quartz worktop and up stands, back-painted glass splash-back, stainless steel sink and drainer, full array of branded integrated appliances. Steps to a private entrance.

### Private Terrace

with glass and steel balustrades. Enjoys far reaching views over the Bristol Channel.

### Master Bedroom

15' 0" x 9' 9" (4.57m x 2.97m)

view over the Bristol Channel

### Ensuite Shower Room

5' 8" x 5' 4" (1.73m x 1.62m)

fitted with modern high quality contemporary white ceramic suite, chrome finish taps and fittings, with fully tiled walls, tiled floors, heated towel rail

### Bedroom 2

10' 6" x 8' 8" (3.20m x 2.64m)

### Shower Room

fitted with modern high quality contemporary white ceramic suite, chrome finish taps and fittings, with fully tiled walls, tiled floor, heated towel rail.

### Outside

Private Terrace, communal landscaped gardens, secure bicycle storage, refuse storage

### The Grounds

The communal areas are walled and landscaped. Access can be made from Marine Hill and Leagrove Road where there is a driveway leading to designated parking for the apartments

### Parking

One allocated parking space

## closeto

- Immediate to the interesting array of independent shops and cafes on Hill Road
- Walking distance to Sea Front and historic pier
- Tranquil parks at Alexandra and Herbert Gardens
- Bus stops at Six Ways with routes to Bristol and Weston super Mare
- Curzon Cinema

## consider this

*This property is available to move into from approximately the end of November*

### what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.





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