



Flat 3, 173 Old Street, Clevedon, BS21 6BH

£245,000

Steven
Smith

Perfectly positioned on Old Street in the heart of Clevedon, this stylish second floor one bedroom apartment presents an exceptional opportunity for first time buyers and investors alike. The spacious open plan living area creates a bright and welcoming environment, perfectly suited to modern living and entertaining, while the immaculate kitchen has been beautifully maintained and offers a sleek, contemporary feel. The generous double bedroom is complemented by a pristine shower room and the rare addition of two allocated parking spaces provides excellent everyday convenience. Offered for sale with no onward chain, this attractive apartment combines comfort, practicality and lifestyle appeal in a sought after coastal town setting.

Accommodation (all measurements approximate)

Communal front door with telephone entry opens to communal hall with staircase to second floor and giving access to the front door of Flat 3. Front door opens to:

Entrance vestibule

With space for shoes and coats etc.

Hallway

With telephone entry receiver and leading to all of the following accommodation.

Open Plan Lounge/Kitchen/Diner 28' 7" x 12' 5" (8.71m x 3.78m)

An impressive triple aspect room with window to front, side and rear.

Kitchen Area

Beautifully fitted with a range of wall and base units with worktops. Stainless steel sink, electric oven, four ring electric hob and contemporary extractor hood. Space for fridge/freezer. Metro tiled splashbacks. Access to the gas fired combination boiler. Wood effect floor, spotlights.

Living Area

With spotlights, TV aerial point and telephone point.

Double bedroom 13' 6" x 10' 1" (4.11m x 3.07m)

With window to rear, space for a wardrobe.



Shower room

Beautifully fitted with a white suite of WC, washhand basin, shower cubicle with mains shower, partially tiled walls, chrome ladder radiator, window, extractor fan, spotlights.

Outside

A driveway extends down the side of the property and leads to the rear where there are two allocated parking spaces for Flat 3.

Management Details:

999 years from the 1st January 2012
Management Company: 173 Old Street Management
Management Charge: £60 per month

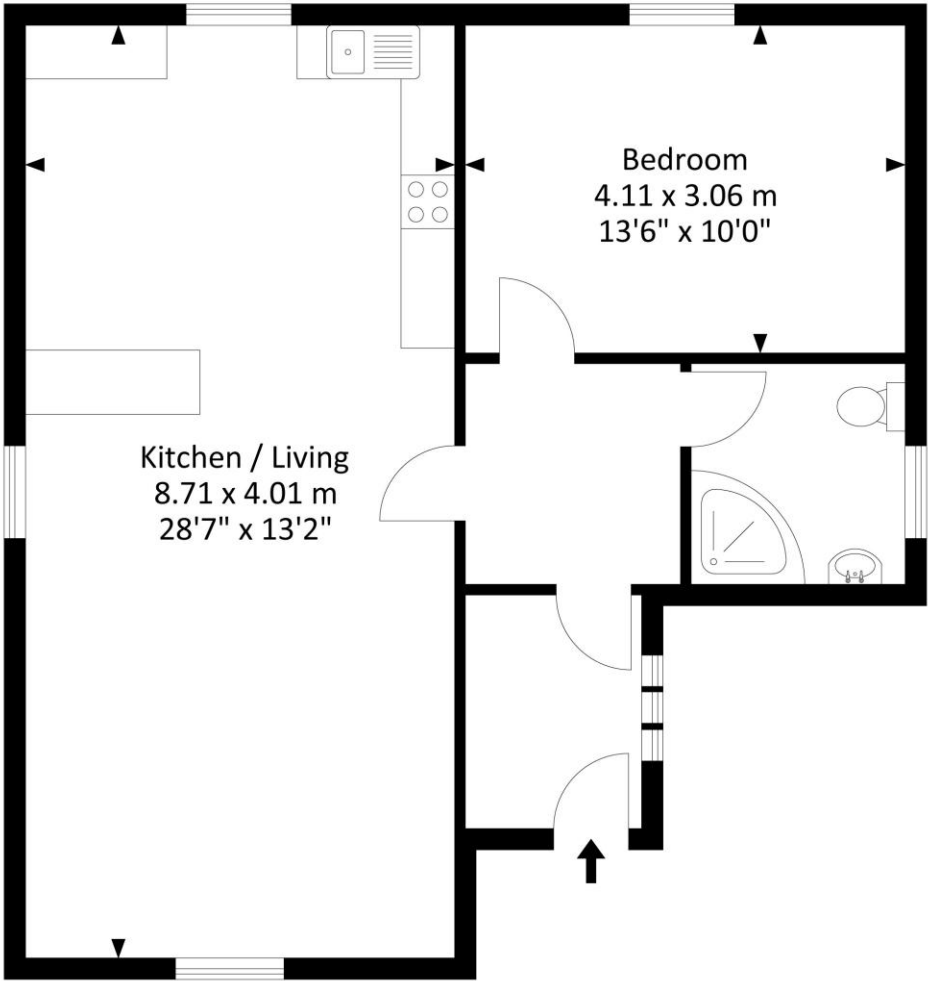






**Old Street,
Clevedon BS21 6BH**

Approx. Gross Internal Area
654.7 Sq.Ft - 60.8 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



2nd Floor Flat



Leasehold



1



No outside space



1



A



1

EPC

C



Gas Central Heating



2 Allocated Spaces



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
E: steven@stevensmithhomes.co.uk FB: [@stevensmithhomes](https://www.facebook.com/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

