

**STUART
OLIVER**
RESIDENTIAL



12 St Cristophers Court, Wellington Terrace, Clevedon, BS21 7PY
£309,950 Leasehold

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- Hall floor apartment
- Stunning Bristol Channel views
- Spacious reception/dining room
- Fitted kitchen
- Three double bedrooms
- Built in wardrobes
- Further storage in hallway
- Four piece bathroom suite
- Allocated parking
- Close to Hill Road and coastal walks

A very spacious three double bedroom hall floor apartment with stunning views over the Bristol Channel towards Wales enjoying wonderful sunsets and the twinkling lights reflecting on the Channel at night. The property has allocated parking for one car and has no onward chain.

The apartment is within walking distance of Hill Road with its variety of independent shops, cafes, bars and restaurants and is a short stroll to the wonderful coastal walks, Clevedon's historical pier and sea front. Clevedon has good access to the motorway network via junction 20 of the M5.

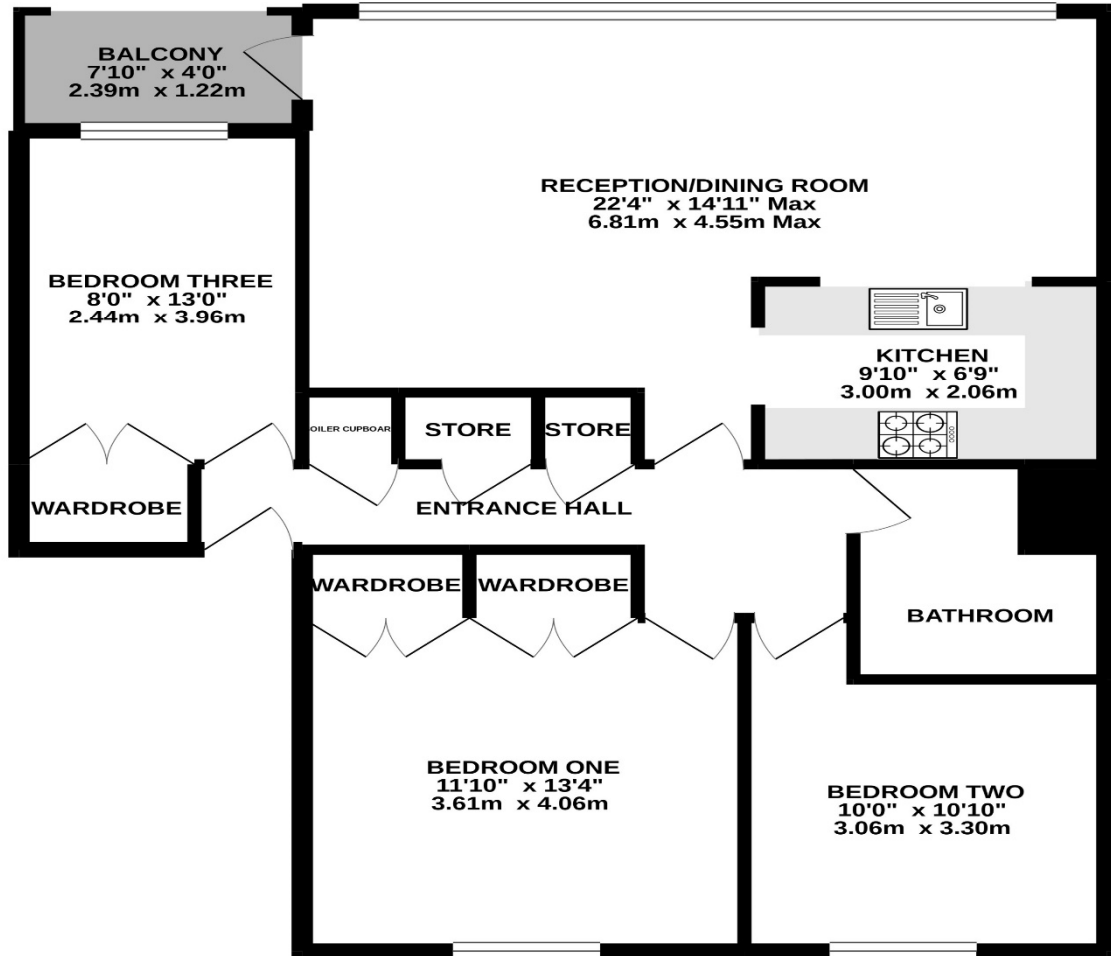




From the street there are a few steps up to the communal front door. The apartment entrance is on this level and upon entry you are greeted by an entrance hall with two storage cupboards and a cupboard housing the heating boiler. The spacious reception/dining room is situated to the rear with a large picture window giving a real `wow` factor with 180 degree stunning views over the Bristol Channel and towards Wales. The reception/dining room has a large opening to the kitchen and a further double glazed door to the 7'6 x 4 private balcony which is the ideal area to unwind in the evening and enjoy the sunsets. The kitchen has a good range of base and eye level units with ample work surfaces. There is a built in electric hob with an extractor fan over and oven under, one and a half bowl sink, space and plumbing for a washing machine and space for an upright fridge/freezer. From the kitchen there is a large opening to the dining area allowing enjoyable Channel views even from the kitchen! The master bedroom is situated to the front of the building and has two built in wardrobes. The second bedroom is also to the front, whilst the third bedroom is to the rear enjoying Channel views and a built in wardrobe. The bathroom is a white suite comprising a four piece suite including a bath and a separate corner shower cubicle, wc and wash hand basin. The floor is tiled and has under floor heating. Outside there is a communal garden and gated access to the coastal footpath. Underneath the building there is residents parking and this apartment has an allocated space. EPC rating D



GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

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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