



McCarthy & Stone
RESALES



14 Coleridge Court, Coleridge Vale Road North, Clevedon, BS21 6FL
Asking price £275,000 LEASEHOLD

For further details
please call 0345 556 4104

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BEAUTIFULLY PRESENTED first floor retirement apartment with BALCONY. Two excellent bedrooms - one having CUSTOM-FITTED FURNITURE.

INTRODUCTION:

Presented in immaculate condition and in a prime first floor corner position having a super balcony from which to enjoy the ever-changing street scene below, this is a two-bed apartment of a very spacious design. A bright and welcoming dual-aspect sitting room has a French door to the balcony, a quality kitchen equipped with integrated appliances, two excellent double bedrooms and a good-sized bathroom with a separate shower. A convenient lift service provides access to the extensive communal facilities of Coleridge Court.

Coleridge Court, Clevedon is a McCarthy Stone development specifically designed for the over 60's wishing to live independently but enjoying the benefit of your own home, free from worries about external maintenance but with added support and security providing beneficial peace-of mind for both Home Owners and family alike. There is a dedicated House Manager available to oversee the smooth running of the development. A 24 hour careline is a comforting feature. The development has a camera door entry. The communal facilities include an excellent homeowners' lounge which is a great place to socialise with fellow home owners and friends and to enjoy the many regular activities that take place. Although, quite naturally, there is no obligation to join in and Home Owners can retain as much privacy as they wish. Visiting family and friends can be accommodated in the lovely Guest Suite for a very small nightly charge.

There are neat landscaped gardens abutting the Land Yeo River that provide a peaceful distraction on a warm day. Coleridge Court just couldn't be any more conveniently situated to local amenities including shops, supermarkets, cafe's bars and restaurants. The seafront, Salthouse Fields, Marine Lake and the starting point of some lovely coastal walks are less than a mile away.

ENTRANCE HALL:

A solid entrance door with a security 'spy-hole' opens into a hall

of a good-size with space for typical hall furniture. Walk-in store/airing cupboard with light, shelving, boiler supplying domestic hot water and the Vent Axia Unit. Illuminated light switches, security entry system providing a visual and audio link to the main development entrance door. Emergency pull cord. Glazed door to the Sitting Room.

SITTING ROOM:

A really welcoming bright and airy room with a dual aspect having two double glazed windows and a double-glazed French door and side panel opening onto a small Balcony. The outlook provides for plenty of passing interest. There is a focal point fireplace with an inset electric fire. TV and BT points. Raised electric power sockets. A skirting heating system leaves wallspace free. Feature glazed panelled double doors lead to the kitchen.

KITCHEN:

With a double-glazed window. An excellent range of 'maple effect' fitted units with granite effect laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with extractor hood over, convenient waist-level oven and concealed fridge. Free-standing freezer. Extensively tiled walls and vinyl floor covering.

BEDROOM ONE:

Spacious double bedroom with a double glazed window. Built-in wardrobe with hanging rail, shelving and mirror fronted doors. Skirting heating, raised power points. TV and BT points.

BEDROOM TWO

Another spacious room prepared as a dressing room with a quality range of wall-to-wall fitted furniture and matching dressing table. Skirting heating, raised power points. TV and BT points.

BATHROOM:

Having a modern white sanitary ware comprising; WC, vanity wash basin with under-sink storage and mirror, strip light and shaver point over, panelled bath and separate shower cubicle with glazed enclosure. Electric wall heater, electric heated towel rail, emergency pull cord. Fully tiled walls and carpet flooring.

GENERAL:

Parking is free of charge and on a first-come, first-served basis. There is ample on-street parking immediately outside the development.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

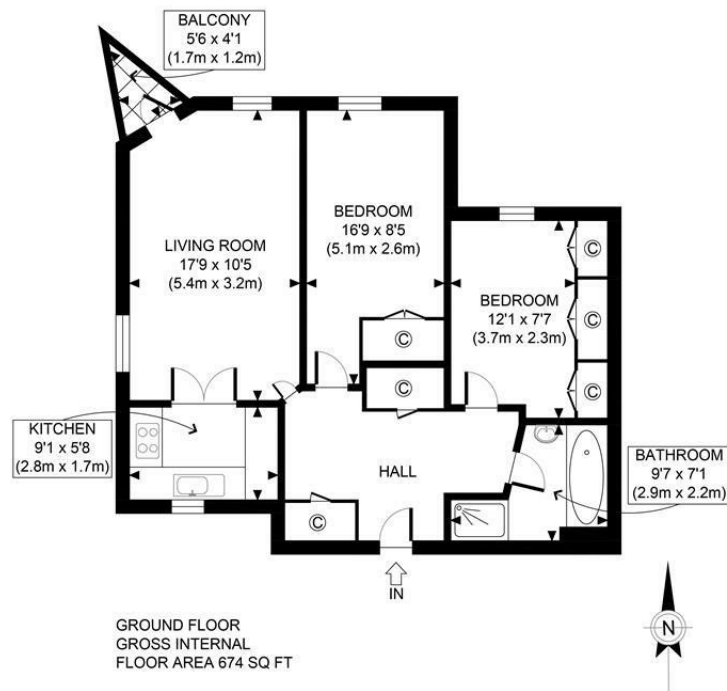
Leasehold

Lease 125 Years from 2008

Ground Rent £425







APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT / 63 SQM	COLERIDGE COURT
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 22/01/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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