



Adrian Wedlake  
RESIDENTIAL LETTINGS & MANAGEMENT



Central Way, Clevedon, BS21 6SY

£1,100







# Central Way

Clevedon, BS21 6SY

- First Floor Apartment
- Immaculately Presented
- White Suite Bathroom
- 2 Bedooms
- Open Plan Kitche/Diner
- Off Street Parking Space

16 Central Way offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a spacious open-plan lounge and dining area, ideal for both relaxation and entertaining. The natural light floods through the large windows, creating a warm and inviting atmosphere.

The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. The contemporary bathroom is designed with both style and functionality in mind, ensuring a pleasant experience for residents and guests alike.

This apartment offers a wonderful opportunity to enjoy all that Clevedon has to offer. Don't miss the chance to make this delightful apartment your home.



## Accommodation

Front door opens to :

## Entrance Hall

Double glazed window. An indea place for shoes and hanging coats. Consumer unit. Stairs rising to the :

## Landing

Radiator. Loft access. Door opens to :

## Lounge/Diner

22 max x 14'9 min x 11'4 max x 8'4 min (6.71m max x 4.50m min x 3.45m max x 2.54m min)

A duel aspect room. 2 radiators. Door opens to :

## Kitchen

9'4 x 6'8 (2.84m x 2.03m)

Base and eye level units with working surfaces. Bowl and half stainless steel sink. Tiled splash back. Built in gas hob with extractor over, electric oven and dishwasher. Space for fridge/freezer. Double glazed window. Double glazed window. Spot lighting. Radiator.







**Bedroom 1** 14'3 x 8'8 (4.34m x 2.64m)  
Double glazed window. Radiator.

**Bedroom 2** 9'6 x 6'6 (2.90m x 1.98m)  
Double glazed window. Radiator.

**Bathroom**  
A white suite comprising pedestal wash hand basin with concealed storage, WC and bath with shower. Radiator. Partially tiled walls. Tiled floor. Obscure double glazed window. Spot lighting. Extractor. A storage cupboard which houses the boiler and space and plumbing for the washing machine.

**Outside**  
1 off street allocated parking space.

**Rent Per Calendar Month : £1100.00**

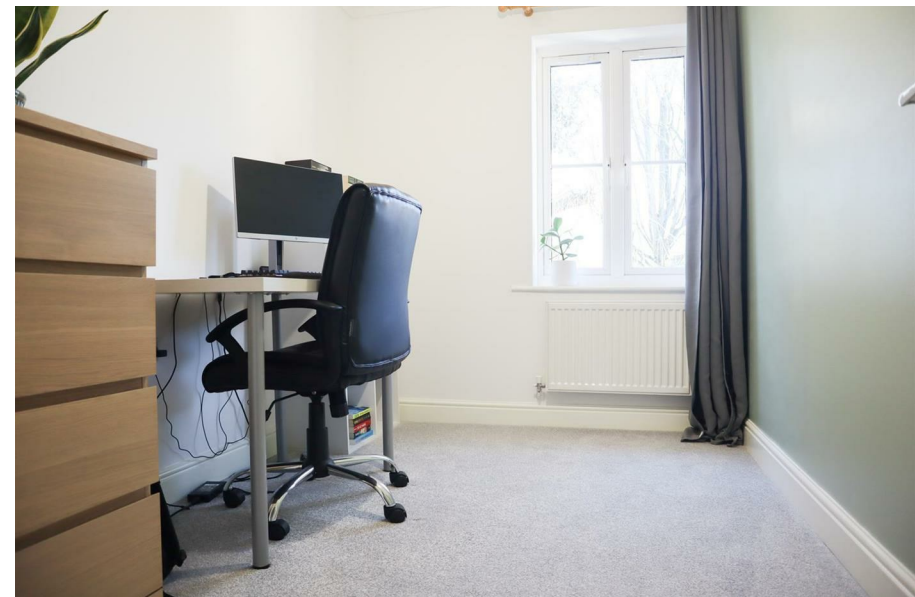
**Deposit : £1269.00**

**Energy Performance Certificate Rating : C**

**Council Tax Band : B**

**Members Of The Property Ombudsman**

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.







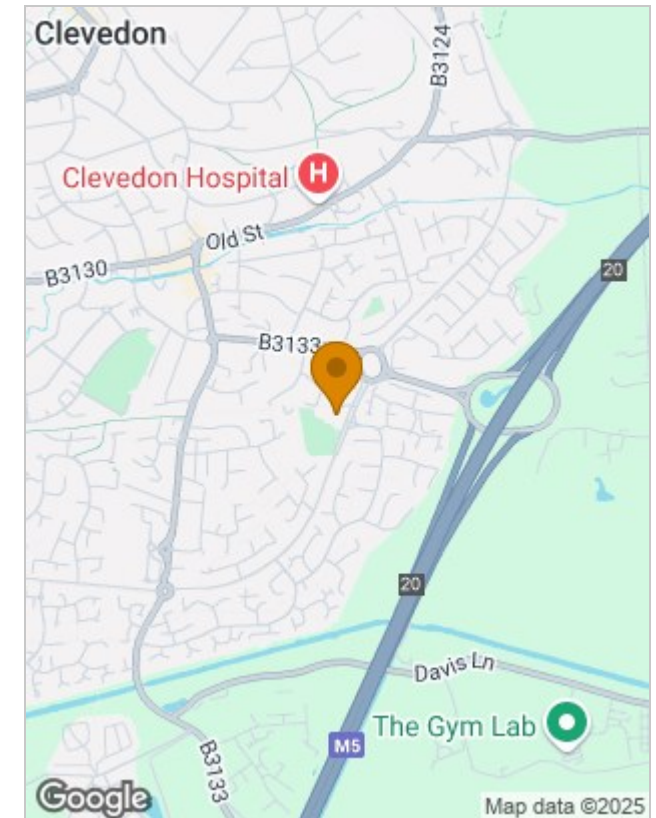


## Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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