



Adrian Wedlake  
RESIDENTIAL LETTINGS & MANAGEMENT



Elton Road, Clevedon, BS21 7QZ

£995 Per month





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# Elton Road

Clevedon, BS21 7QZ

- Two Bedrooms
- White Suite Bathroom
- Stunning Views
- Lounge/Diner
- Electric Heating
- Carport

Oaklands. Purpose built apartments located on Clevedon's ever popular seafront. This apartment is located on the third floor offering stunning views from both bedrooms and sitting room. A balcony allows you to enjoy the stunning sunsets with a glass of wine. This property has the added benefit of a carport.



## Accommodation

A pathway leads to the communal front door. Door opens to :

## Communal Entrance

Stairs rising to the 3rd floor. Lift access. Front door opens to :

## Entrance Hall

Storage cupboard. An ideal place for shoes and hanging coats. Electric heater. Entry system. Door opens to :

## Lounge/Diner

27 max x 13'4 min x 16'3 max x 8'1 min (8.23m max x 4.06m min x 4.95m max x 2.46m min)

A dual aspect room with stunning views towards Clevedon's Grade 1 listed pier. 2 electric heaters. Sliding patio door leading onto the balcony. Opens to :





**Rent Per Calendar Month : £995.00**

**Deposit : £1148.00**

**Council Tax Band : C**

**Energy Performance Certificate Rating : D**

**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.

**Kitchen**

12'7 x 6'1 (3.84m x 1.85m)  
Base & eye level units with working surfaces. Bowl and half stainless steel sink. Tiled splash back. Freestanding cooker with hob and extractor over. Space and plumbing for washing machine. Space for fridge & freezer.

**Bedroom 1**

14'4 x 11'6 (4.37m x 3.51m)  
Double glazed window over looking the channel and Clevedon's seafront. Electric heater.

**Bedroom 2**

11'2 x 9'1 (3.40m x 2.77m)  
Double glazed window with views. Electric heater.

**Bathroom**

A white suite comprising pedestal wash hand basin, WC and bath with shower. Towel rail radiator. Partially tiled walls. Extractor.

**Outside**

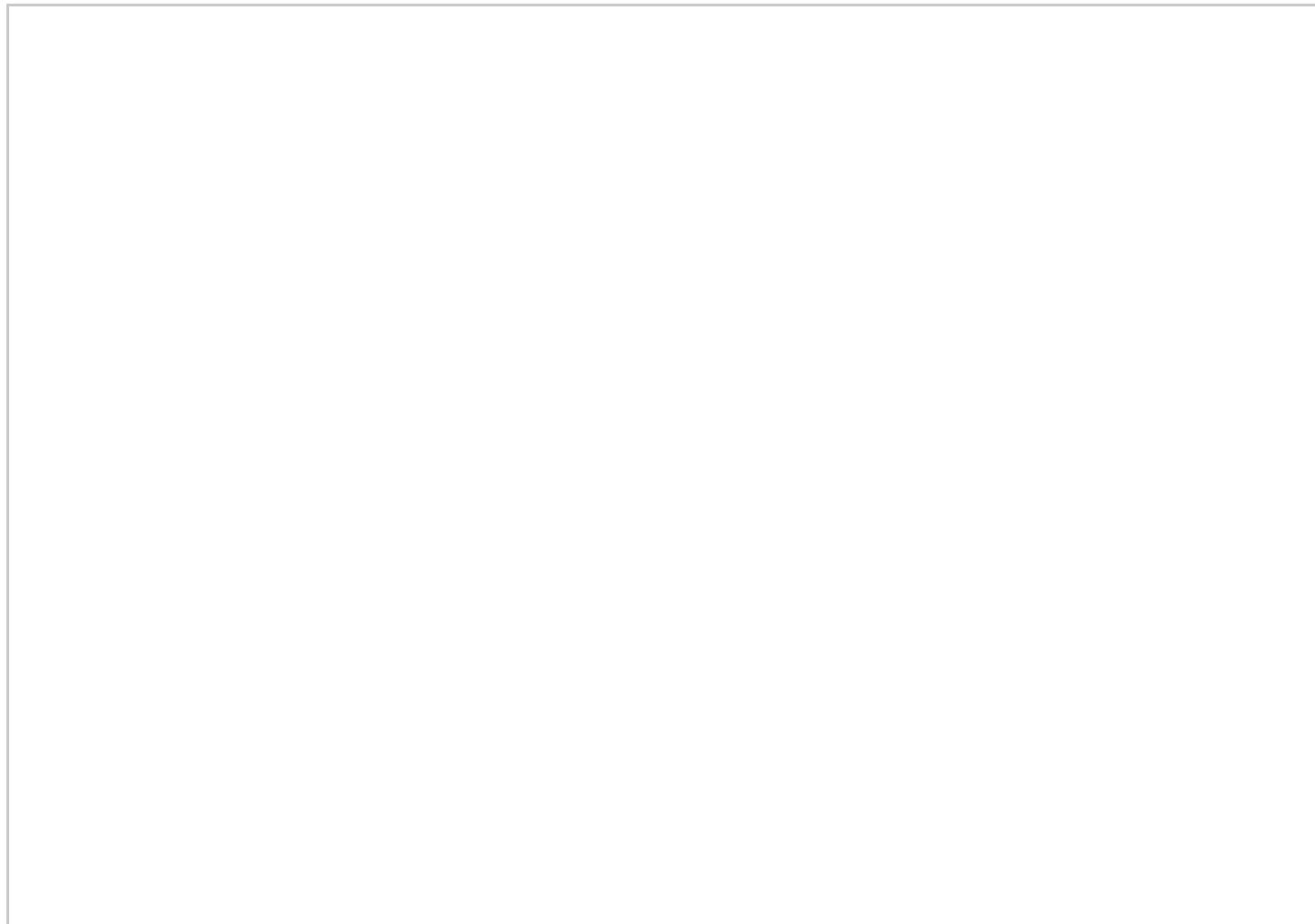
A balcony with stunning views.

This property has the added benefit of a carport and visitor parking.





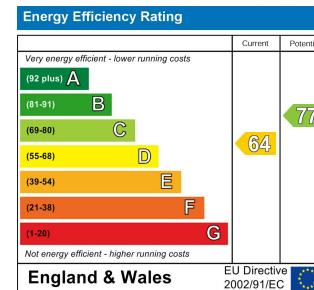
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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