

37 Adlington House, Slade Road, Portishead, BS20 6BB

GOODMAN & LILLEY



# LOCATED IN THE MUCH SOUGHT AFTER ADLINGTON RETIREMENT COMPLEX ON SLADE ROAD, IS THIS TWO BEDROOM APARTMENT OFFERED FOR SALE IN IMPECCABLE CONDITION.

## Adlington House

Within Adlington residents benefit from many wonderful facilities with a restaurant serving one meal a day, spa and hair salon served by visiting beauticians and hair dressers. A coffee lounge and activities room provide places to keep active or just relax socialising whilst enjoying a new found hobby.

In brief, the light and airy apartment comprises; entrance hall, utility cupboard with space and plumbing for washing machine and tumble dryer, living room leading through to a dining area with direct access onto the balcony. The kitchen is fitted with a number integrated appliances including, dishwasher, fridge/freezer, electric fan assisted oven, four ring hob and microwave oven. A bathroom, two double bedrooms, master with fitted wardrobes and a shower room complete the internal accommodation.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold - 125 Years from and including 1st January, 2015 Service Charge - £454.94 per month

Contingency Fund - A contribution to the contingency fund is payable on sale or a transfer of ownership. Fund covers spending for the repair or renewal of communal areas, roofs, lifts etc.

The contribution is 0.5% of the open market value of the point of sale or transfer, for each year or part year of ownership.

Communal Facilities Fee - This fee contributes to the cost of providing the communal facilities. This fee is 1.25% of the open market value of the apartment per year of ownership. Any part year will be calculated as a full year, capped at 10 years.

Local Authority: North Somerset Council Tel: 01934 888888

Services: Mains Water, Drainage & Electric

Accommodation Comprising:-

#### **Entrance Hall**

Secure front door opening to the entrance hall, televised intercom system, doors opening to all of the accommodation, utility cupboard with ample space for storage as well as plumbing for a washing machine and dryer, hot water cylinder.

## Lounge/Diner

A good sized room, open-planed with the kitchen with ample space to position a three piece suite, dining room table and chairs, TV & telephone point, two electric panel heaters, uPVC double glazed French doors opening to the glazed balcony.

#### Kitchen

Fitted with a comprehensive range of wall, base and drawer units with underlighting and worktop space, inset one and half bowl stainless steel sink and drainer unit, integrated fridge/freezer with built-in electric fan oven, four ring hob with pull out extractor hood over, built-in microwave, uPVC double glazed window to rear aspect.

#### Master Bedroom

uPVC double glazed window to the rear aspect, fitted wardrobes, electric panel radiator, TV point.

### Bedroom Two

uPVC double glazed window to the rear aspect, electric panel radiator.

#### Shower Room

Fitted with a three piece suite comprising; low level WC with concealed cistern, pedestal wash hand basin, shower enclosure with mains shower, fully tiled, heated towel rail, recessed ceiling down lighting, extractor fan.

- · Two Bedrooms
- Enclosed Balcony
- Close To High Street
- Lift Service

- Quiet Location
- · No Onward Chain
- Excellent On-Site Facilities
- Communal Gardens







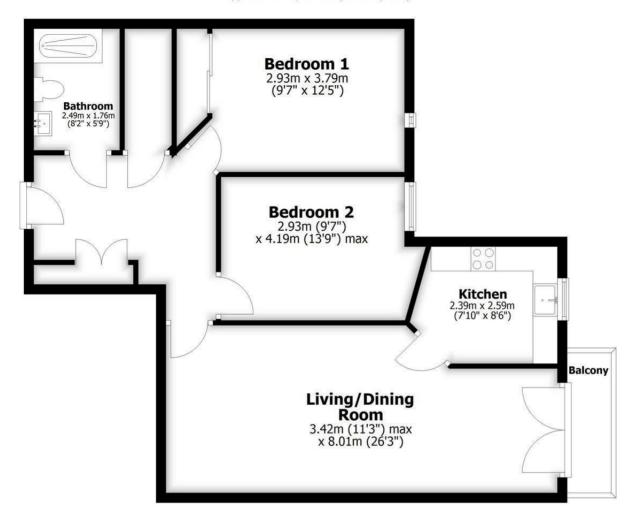












Total area: approx. 76.1 sq. metres (819.5 sq. feet)

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