



APARTMENT 20, 132A SLADE ROAD, PORTISHEAD BS20 6BB

An excellent opportunity to purchase a spacious two-bedroom ground floor retirement apartment, enjoying direct access to a private patio and an exceptional range of on-site facilities within the award-winning Adlington House development.

The welcoming entrance hall provides ample storage and leads through to a generous living/dining room, a light and comfortable space featuring an attractive electric fireplace and direct access via patio doors to a private paved terrace, perfect for enjoying a morning coffee or displaying potted plants.

The contemporary fitted kitchen is well-equipped with an excellent range of integrated appliances, including an oven, microwave, fridge/freezer and slimline dishwasher, complemented by ample worktop and storage space.

Both bedrooms are positioned to the rear of the development, enjoying a peaceful outlook. The principal bedroom benefits from fitted mirrored wardrobes, while the second bedroom offers flexibility as a guest room, hobby room or home office. Completing the accommodation is a wet room, fitted with a walk-in shower, concealed cistern WC, wash hand basin and heated towel rail.

OUTSIDE

The apartment further benefits from a private patio area, accessed directly from the living/dining room. Enjoying an open outlook across the attractive communal gardens.

FACILITIES

Adlington House benefits from an excellent range of on-site facilities designed to support comfortable and convenient living, including a welcoming communal lounge, games and activity room, hair salon, and dining room offering subsidised meals for residents. The development also features an electric scooter store, beautifully maintained communal gardens, and a communal car park providing parking for both residents and visitors.

Further facilities within the development include a well-equipped assisted bathing suite with specialist accessibility features, designed to support residents with additional mobility needs. There are also guest suites available for visiting family and friends.

LOCATION

Situated just off Slade Road in Portishead, Adlington House enjoys a highly convenient position ideal for retirement living. A wide range of local amenities are close at hand, including shops, cafés, supermarkets, medical facilities, and excellent public transport links. The popular marina and vibrant High Street are also within easy reach, offering an excellent selection of restaurants, leisure facilities, and everyday conveniences, perfectly combining practicality with an enjoyable lifestyle setting.

AGENTS NOTES

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

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.

Council Tax Band: D

EPC Rating: C

Local Authority: North Somerset Council Tel: 01934 888888

Services: Mains Water, Drainage & Electric



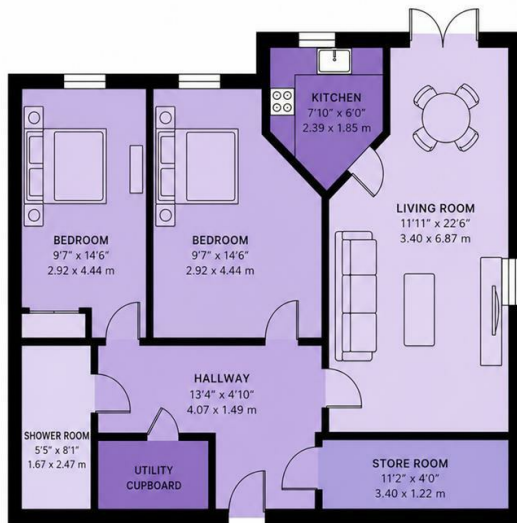
**GOODMAN
& LILLEY**

01275 430440

sales@goodmanlilley.co.uk

goodmanlilley.co.uk

@goodmanlilley



Approximate total area ⁽¹⁾

753.12 ft² | 69.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**GOODMAN
& LILLEY**

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road

Henleaze

BS9 4NB

0117 213 0777

henleaze@goodmanlilley.co.uk

PORTISHEAD

Rembrandt House

36 High Street

Portishead

BS20 6EN

01275 430440

sales@goodmanlilley.co.uk

CLEVEDON

28 Hill Road

Clevedon

BS21 7PH

01275 403 660

clevedon@goodmanlilley.co.uk

SHIREHAMPTON

9 High Street

Shirehampton

BS11 0DT

0117 213 0333

shire@goodmanlilley.co.uk

LETTINGS

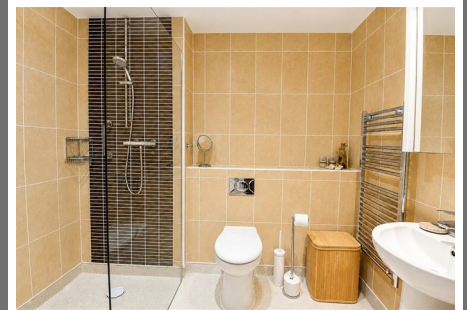
01275 299010

lettings@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151

LNH@goodmanlilley.co.uk



- Two Bedroom Ground Floor Retirement Apartment
- Private Patio Area Accessed Directly From The Living Room
- Excellent On-Site Facilities Including Restaurant, Lounge & Hair Salon
- Situated Within The Award-Winning Adlington House Development
- Spacious Living/Dining Room
- Beautifully Maintained Communal Gardens & Residents Parking

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm



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