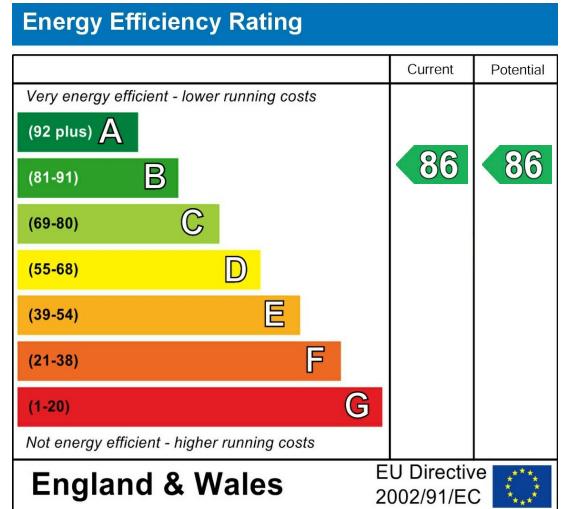
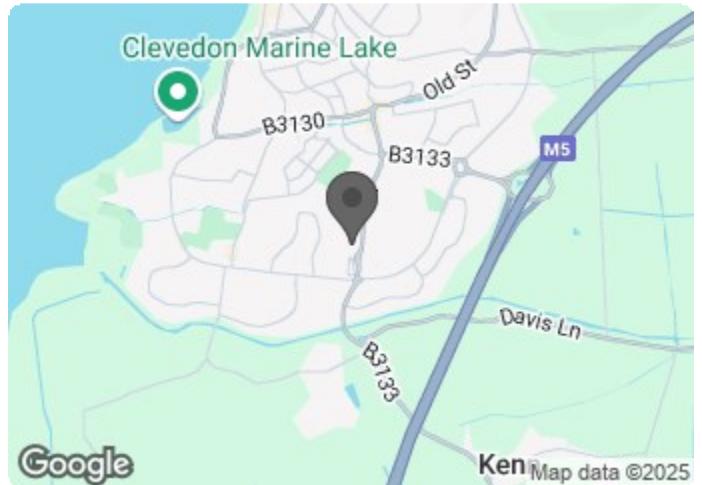


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Council Tax Band: B



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## 17 The Pottery

169 Kenn Road, Clevedon, BS21 6GA



**Asking price £309,950 Leasehold**

Ground floor, one bedroom retirement apartment with access on to a pretty patio area from the living room. Situated within close proximity to the fabulous communal facilities.

\*On Site Bistro\* \*Pet Friendly\* \*Energy Efficient\*



**Call us on 0345 556 4104 to find out more.**

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# The Pottery, Kenn Road, Clevedon

## The Pottery;

Situated in an attractive coastal town of Clevedon, this Retirement Living PLUS development will offer you the opportunity to maintain your independence in a home you own, while receiving that little extra care and support you need. Within this quaint seaside town in Somerset, you'll find a whole host of amenities and facilities within a picture-postcard setting.

In addition to the Estates Manager - who oversees the development's running - the development is staffed 24 hours a day. Our trained and dedicated team will provide whatever support you need as part of your individually tailored care package. The care we provide is totally flexible and so you'll only receive and pay for the care that you need. Homeowners also receive 1 hour of domestic assistance each week that is included within the service charge - you choose what chores you'd like us to help out with.

There is an on-site bistro serving great-value, high-quality meals every day - an easy option perfect for when you don't feel like cooking. Other features include, lifts to all floors, a wellness suite, beautiful landscaped gardens and the social lounge that sits at the development's heart, providing a comfortable space for you to socialise with your fellow homeowners and friends & family.

## The Local Area;

Clevedon is a picturesque Somerset town on the banks of the Severn Estuary. As well as a town centre offering a unique selection of quirky shops alongside high-street favourites, the waterfront provides all you could want from a typical English seaside town.

The town's pier, a Grade I listed building, is hailed by some as England's most beautiful pier. Nearby you'll find a variety of stylish cafes and restaurants, and a stroll along the promenade provides stunning views over glistening pebble beaches and out across the estuary. Clevedon is also home to some charming ornamental gardens and an elegant Victorian bandstand, where you can enjoy performances throughout the summer.

What's more, on the seafront you'll find Clevedon Promenade Bowling Club, a friendly club that always welcomes new members. As well as lawn bowling throughout the summer months, with both friendly and competitive games held regularly, the club often hosts social events such as coffee mornings, quiz nights and bingo.

Situated on Kenn Road in Clevedon, this development benefits from a bus stop immediately outside and a Tesco Superstore 0.1 miles away. You'll also find a Lidl, a Boots, a cinema, several banks and a choice of coffee shops 0.6 miles away on Old Church Road.

## No.17

No.17 is located on the ground floor and within close reach to the fantastic communal facilities. The living room has access out on to a small patio area overlooking the front of the development and the modern kitchen has integrated appliances. The double bedroom has a walk in wardrobe and the modern shower room has a level access shower. A good size walk in storage/airing cupboard accessed from the entrance hall houses a washer/dryer.



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## Entrance Hall;

Solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

## Living Room;

A very light and airy living room with glazed window and door opening out to a small patio area with an interesting outlook towards the developments entrance. Feature glazed panelled door to kitchen.

## Kitchen;

Electronically operated double-glazed window. Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainer unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, and concealed fridge and freezer.

## Double Bedroom;

Double glazed window. A walk-in wardrobe offers ample hanging and shelving space. The inclusion of an emergency pull cord adds an extra layer of safety and convenience.

## Shower Room;

A modern facility with white sanitary ware comprising; level-access walk-in shower, a back-to-the-wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above. Ladder radiator, ceiling spot lights, emergency pull cord and extensively tiled walls and floor.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds



**McCARTHY STONE**

# 1 Bed | £309,950

## Repairs & maintenance to the interior communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £9,651.36 per annum (for financial year ending 28/02/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information;

999 Years from the 1st January 2023

Ground rent: £435 per annum

Ground rent review date: Jan 2038

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Care & Support

The personal care services available at The Pottery can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.



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