



## FLAT 3 WALTON LODGE COURT

Clevedon, BS21 7DA

£1,175 PCM

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Modern ground floor two bed apartment available soon in Clevedon.

Phone applications not accepted, please apply through the website.

Located on the prestigious Castle Road close to woodland, sea view walks and golf club. The apartment has extravagant modern accents throughout including white marble tiled shower room, fixed bookshelf room divider with lighting and discrete wooden TV set up which compliment the period features of the property such as the tall ceilings, decorative coving and original window style. From entrance doorway through to open-plan kitchen/living room with integrated appliances and white goods through to lightly decorated shower room featuring exposed brick accent wall and waterfall shower head. The property also offers two double bedrooms, master with window seating and secondary bedroom containing integrated wardrobes.

The property also benefits from gas central heating, EPC D and allocated parking space.

## Situation

## Local Authority

North Somerset Council Council Tax Band: B

Tenure:

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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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## Entrance

### Entrance Hallway

Beautiful Hallway with grand staircase to higher floors. Entrance on hall floor to Flat 3. Door to stairway leading down to cellar storage spaces allocated to flat.

### Open Plan Kitchen/Lounge Area

18'8" × 14'1" (5.69 × 4.29)

Wood effect apartment door leading into open plan living space. Wood effect flooring, radiator, single glazed window to right aspect, decorative wood shelving, wood panelled area housing large TV. Kitchen area with wall and base units, built in appliances.

### Kitchen Area

Kitchen area comprises of modern wall and base units, integrated fridge freezer, integrated washer dryer, electric hob with extractor over, electric oven.

### Lounge Area

Panelled wall housing TV, large single glazed window to side aspect, radiator.

### Bedroom One

12'5" × 11'6" (3.78 × 3.51)

Built in wardrobes, carpet flooring, radiator, single glazed window rear, decorative window shutters.

### Bedroom Two

11'6" × 9'2" (3.51 × 2.79)

Fitted wardrobe and dressing table, boiler cupboard offering tall storage for brooms, hoover ect, carpet flooring, radiator, single glazed window to rear aspect.

## Outside

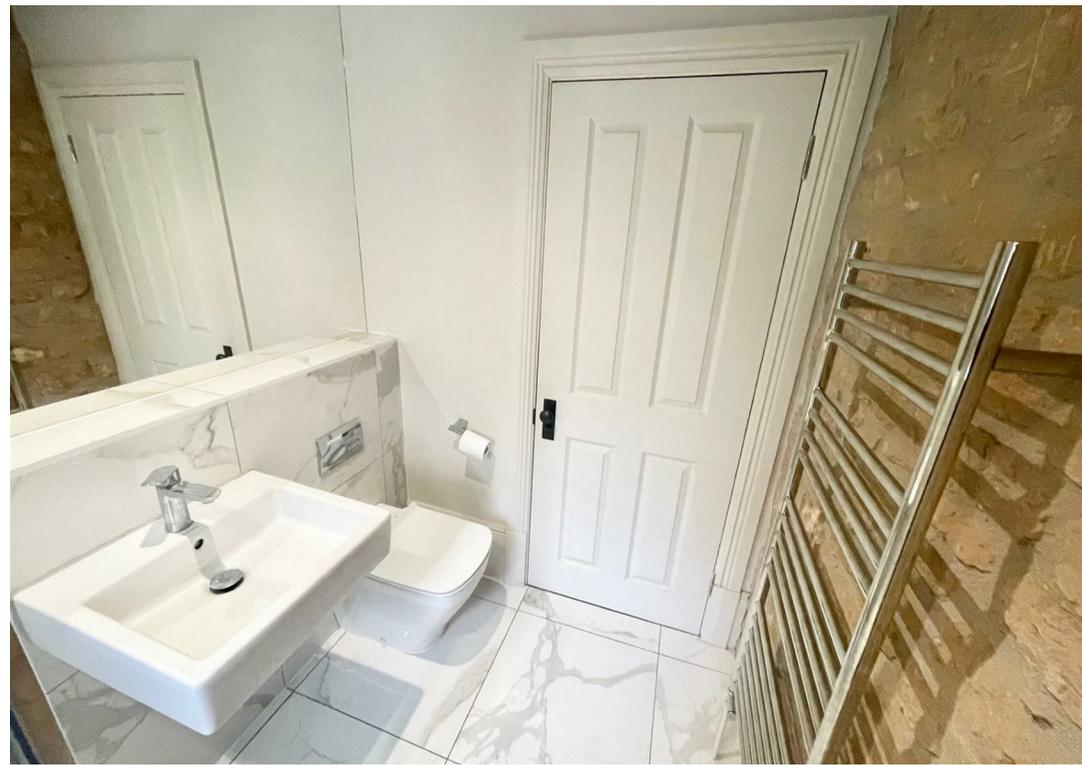
Beautifully kept large gardens for residents enjoyment. Allocated parking for one car (no commercial vehicles are allowed), visitors parking.

## Shower Room

Tiled flooring, walk in shower, heated towel rail, wash basin and low level wc, single obscured glazed window to rear, one exposed stone wall.

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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

[clevedon@mayfairproperties.net](mailto:clevedon@mayfairproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

