



CURZON COURT QUEENS ROAD, CLEVEDON BS21 7TH

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GOODMAN  
& LILLEY



# CURZON

## COURT CLEVEDON

A stunning new build, two bedroom apartment situated in the prestigious new development of Curzon Court, positioned in a highly regarded road in Upper Clevedon.

Apartment 4 is a bay fronted light and airy first floor apartment with attractive views to the front elevation.

Curzon Court was built on the site of the former Clevedon Police Station and comprises of nine new build apartments over three floors, complete with lift, communal internal staircase and an allocated parking space for each apartment to the rear. These beautifully finished apartments have been stylishly appointed and boast a very high specification of finish, including high quality fitted kitchens with a range of fitted white high gloss soft closing units, marble effect composite resin worktops with inset one and a half bowl sinks with mixer taps and integrated Bosch appliances including dishwasher, fridge freezer, washer/dryer, stainless steel electric oven, induction hob and microwaves. The apartments are fully double glazed and warmed by gas central heating, via brand new 'Worcester' condenser boilers. Gas is also piped ready for gas hobs if desired. This is supported by a state of the art heat recovery system which reduces heating bills and supplies fresher air.

The bathrooms are fully tiled and fitted with contemporary white suites and apartments 1 & 4 also enjoy en-suites to the master bedrooms. The properties also benefit from carpets with Kandean flooring to kitchen and ceramic tiling to the bathrooms.

**Tenure:** Leasehold with 250 year lease.

**Ground Rent:** £250 per annum.

**Maintenance Charge:** circa £80 per month.



IN ASSOCIATION WITH HAWKFIELD HOMES





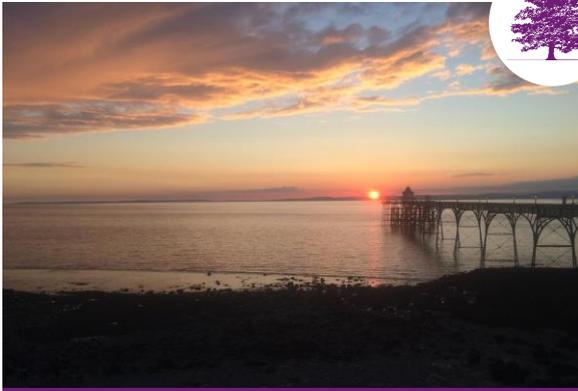


Tenure: Leasehold





# LOCAL AREA



Clevedon Pier

4 Minutes



Noah's Ark Zoo Farm

15 Minutes



17  
Minutes

Tyntesfield National Trust

3  
Hours

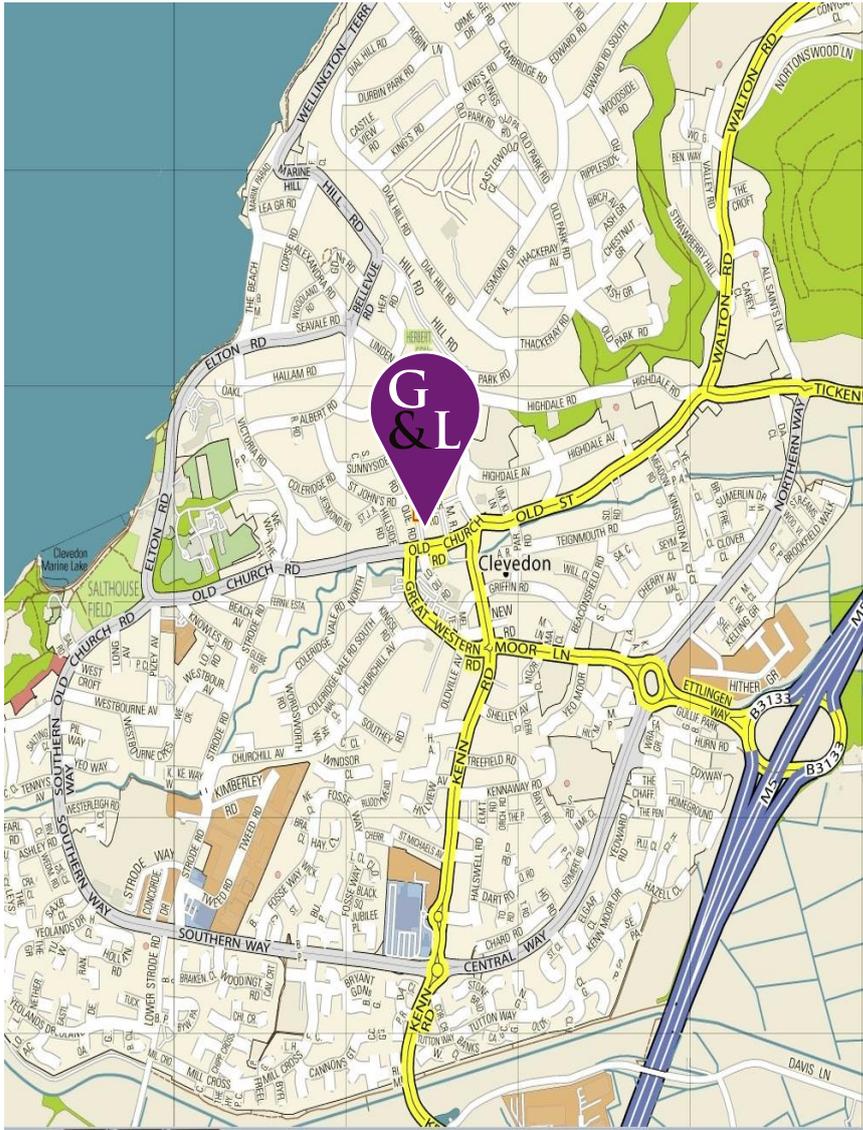
... Train  
Commute  
to London

1.5  
Hours

... Car  
Journey to  
Devon

Curzon Court is located within Clevedon which is a small, yet vibrant town. It is home to many independent boutique shops; with several good supermarkets including Tesco and Morrisons both being nestled amongst the lovely Victorian High Street. Situated at the heart of Clevedon are a number of local amenities, includes thriving bars, independent restaurants and various boutiques.

The town also benefits from a number of outdoor activities including the Sailing Club and the Marina Lake. The beautifully situated Clevedon Pier is often seen as the 'Jewel' of the town due to its far reach Channel views and sea front position and is immensely popular with people of all ages offering a number of leisure opportunities whilst commanding lovely picnicking spots and walking trails along the unspoilt Coastal Paths and Promenade.



Hill Road

2 Minutes



Cribbs Causeway

17 Minutes



We're now Award Winning

TRANSPORT

-  Bristol Airport **25** Minutes
-  M5, Junction 20 **5** Minutes
-  Yatton Train Station **10** Minutes

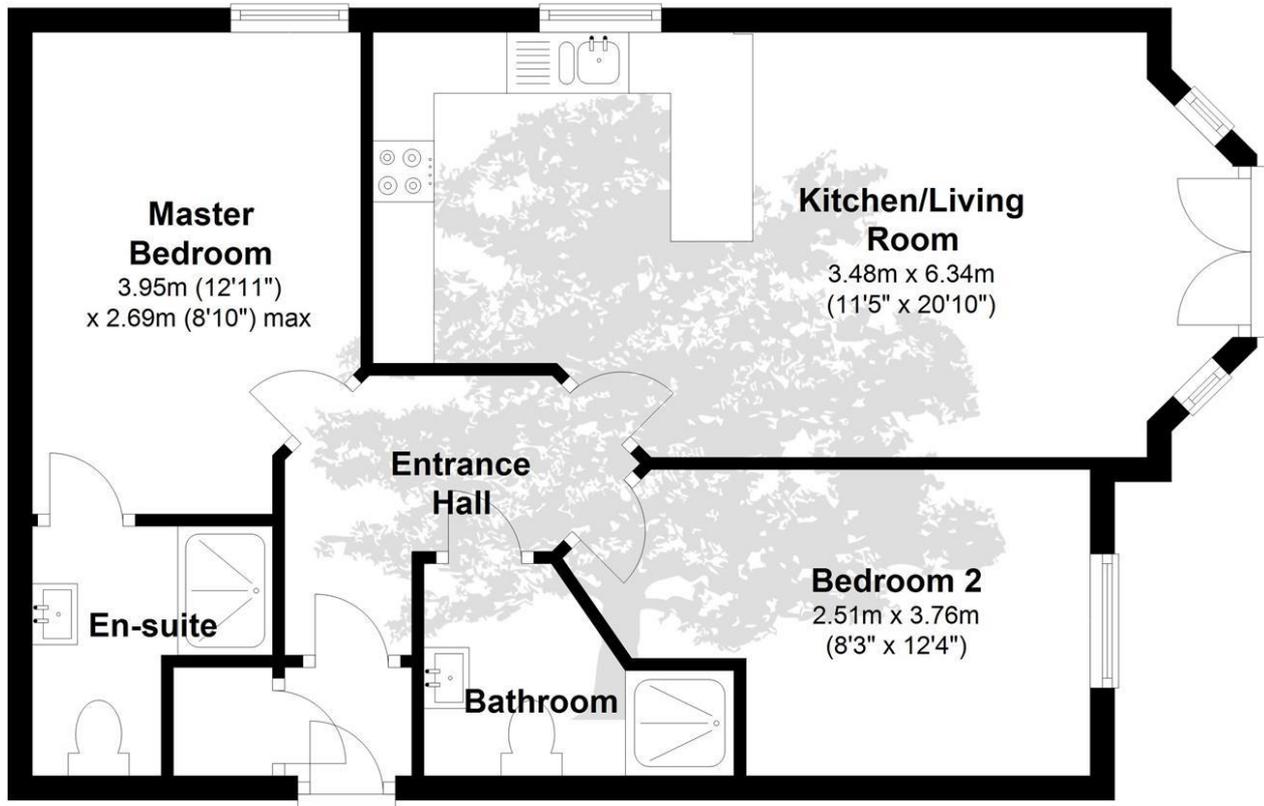
EPC BAND TBC

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# Ground Floor

Approx. 55.9 sq. metres (601.5 sq. feet)



Total area: approx. 55.9 sq. metres (601.5 sq. feet)

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