

2 Marine Parade Clevedon BS21 7FU

£670,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Apartment



HOW BIG

1272.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Underfloor heating



PARKING

Two outside spaces



OUTSIDE SPACE

Balcony



EPC RATING

C



COUNCIL TAX BAND

D

Is this the best view in Clevedon? Enjoy a front row seat to gaze upon Clevedon's historic Pier and across the Bristol channel. This fantastic apartment not only provides breath taking views but also an exceptional interior.

First approached with street level parking for two cars adjacent to the Pier, the apartment is accessed via a luxury communal entrance with subsequent use of a lift or stairs.

Upon entry, the central hallway gives access to all rooms including the open plan kitchen/sitting/dining room. At one end, a stylish and contemporary kitchen with integrated appliances, ample storage cupboards/drawers and a kitchen island. This progresses to a central dining area with space for a large table and chairs and subsequently a sitting area which enjoys the incredible view. This living room stretches in excess of 36ft giving plenty of space to enjoy time with the family, entertain friends or simply enjoy an everchanging outlook across Clevedon's promenade and Pier. There is a true abundance of light and feeling of space.

The bedrooms are both double in size, benefit from plentiful built-in storage plus each enjoy a luxury en suite. There is both a bathroom and shower room, fitted with attractive and high quality suites. The apartment is finally complete with a separate utility room with further storage and worktop space.

Royal Pier Apartments is one of Clevedon's most iconic and historic buildings the former Royal Pier Hotel was restored, extended and converted by Freemantle developments of Bristol and was completed in 2016. The building combines character with all of the advantages of modern living. The location means you are only a short walk to shops, restaurants and cafes.



This property ticks every box, an incredible internal finish, breath taking views and a superb location.



#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**Proof of identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.

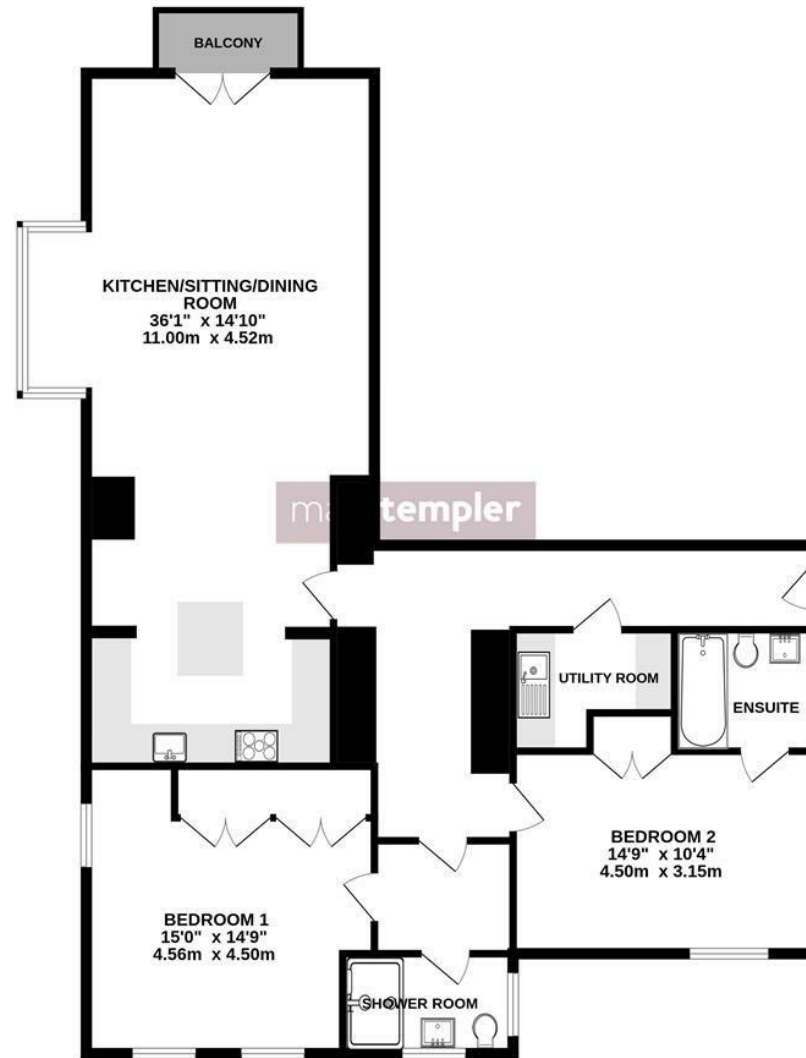


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TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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