

Wellington Terrace Clevedon BS21 7FY

£525,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Apartment



HOW BIG

1235 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

One Allocated Parking Space



OUTSIDE SPACE

Balcony and courtyard



EPC RATING

B



COUNCIL TAX BAND

D

The Heights is one of Clevedon's best kept secrets. This beautiful building was refurbished and extended in 2016 and is now home to a number of luxury coastal properties. This particular apartment is undoubtedly one of the best which enjoys split level accommodation in excess of 1,200 sqft across two floors. It doesn't matter which floor you are on, the view is still outstanding and can be enjoyed from inside or out.

The cleverly designed accommodation has been set 'upside down', creating a wonderful open plan living space on the lower floor with direct access via double doors opening to the enclosed courtyard garden. The fittings throughout the flat exude quality with contemporary finishes throughout including underfloor heating, integrated Neff kitchen appliances, oak internal doors and luxury bathrooms. The lower floor also benefits from a cloakroom, utility room and store room. The entrance floor spans the depth of the building offering two substantial double bedrooms - both enjoying luxury en-suite facilities. The principal bedroom also has the opulence of a stunning glazed balcony, walk-in wardrobe and a bath from which you can sit back relax and watch the ships sail by! Completing the home is yet more storage with this floor boasting a further three closets.

Outside, allocated parking is set to the front of the building whilst tended communal gardens extend to the rear. The garden and balcony are ideal for those who like to potter or entertain with arguably one of the best backdrops available.

The Heights is set along Wellington Terrace close to coastal walks, Clevedon's seafront and Hill Road.



One of the best coastal apartments we've seen, enjoying split level accommodation in excess of 1,200 sqft across two floors.



#### 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 properties we 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 paid to us by the named companies are included within any quotes provided. The referral fees are not an additional charge.



Up your street...



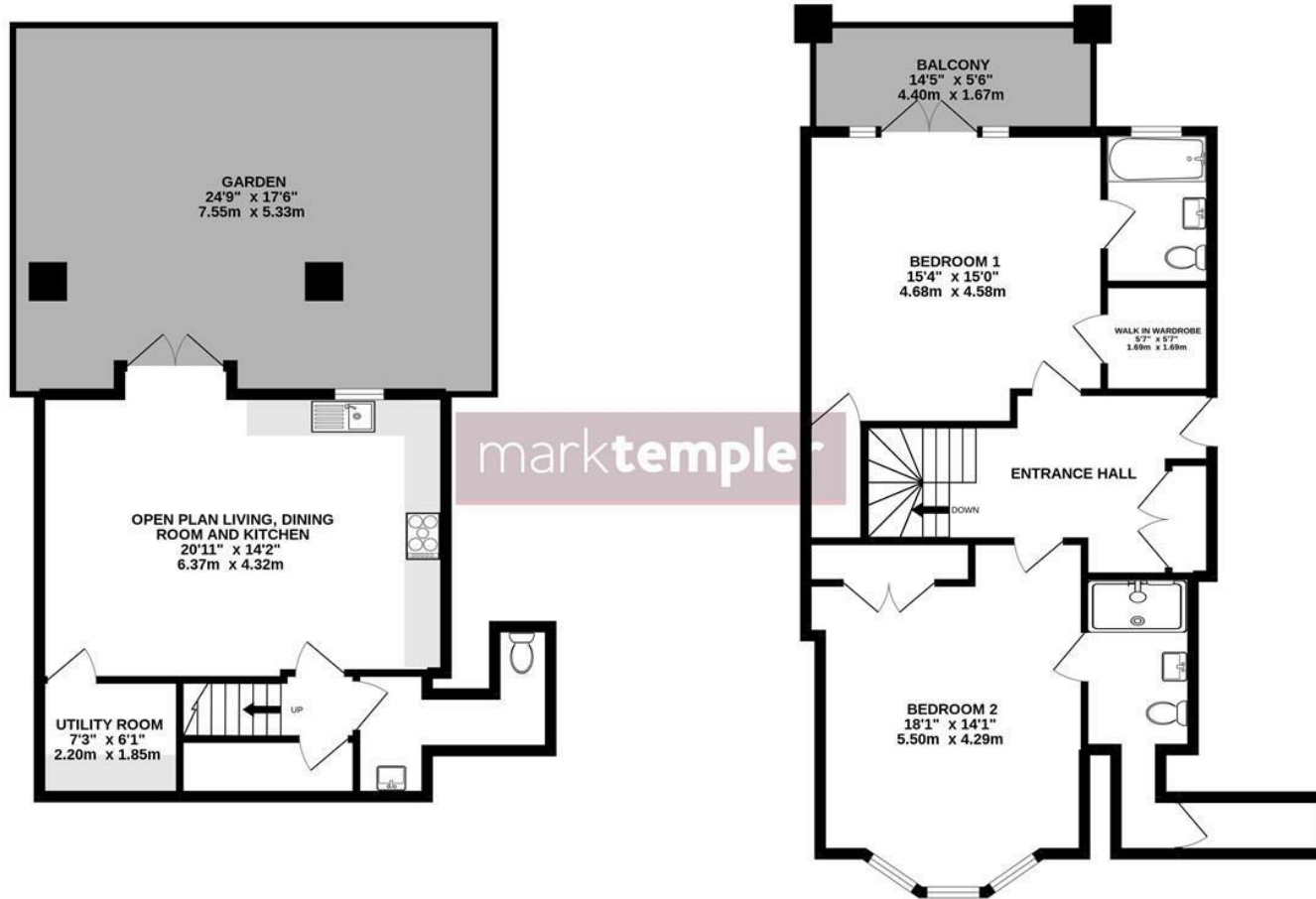
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GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

FIRST FLOOR (LOWER  
GROUND FLOOR)  
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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