

Old Street Clevedon BS21 6DA

£275,000

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
883.00 sq ft



Bedrooms
2



Reception Rooms
2



Bathrooms
1



Warmth
Electric heating



Parking
On street



Outside
Courtyard



EPC Rating
D



Council Tax Band



Construction
Construction



Tenure
Leasehold

A stylish garden apartment that forms part of this recently developed period building. Located in a popular and central location within Clevedon, this Victorian building has been sympathetically converted and externally retains many architectural features synonymous with properties from this period.

Flat 1 is found on the ground floor, enjoying stylish open plan living space including a contemporary kitchen, bright sitting area and a dedicated space for dining. Both bedrooms are double in size and benefit from built-in wardrobes. The shower room presents with an attractive suite consisting of a walk in shower, WC and wash hand basin with a vanity cupboard. There is also a utility area within the entrance lobby.

The property also has the superb advantage of a private garden accessed via the second bedroom. The area is designed to be easily maintained and has space for a table and chairs, perfect to sit out and relax during the summer.

Clevedon offers beautiful coastal living yet is only thirteen miles from Bristol City Centre. In nearby Yatton, the train station has frequent direct links to Bristol, Bath and onwards to London Paddington. In addition, Clevedon provides excellent access to the M5 and is approximately a 20 minute drive from Bristol Airport.



A truly superb garden flat with excellent fittings and found in a convenient location.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

LOCATION

Standing on the periphery of Clevedon's town centre, you will find a variety of cafés, shops, restaurants, and public transport within a short walk – as well as the Grade II listed Curzon Cinema and Art Centre, one of the oldest cinemas in Britain. The Seafront, with its promenade, Victorian Pier and Marine Lake are a little further away as is a further selection of independent cafés, shops, restaurants and bars upon The Beach and Hill Road.

UTILITIES

Mains electric, water and drainage.

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Mobile coverage is limited to likely.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

LEASE INFORMATION

999 year lease from 2024

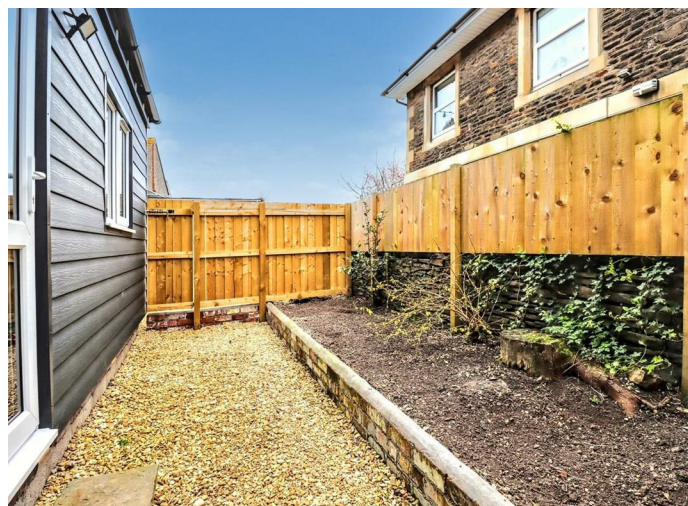
Estimated Service Charge = £2,100 pa

Ground Rent = £0 pa

The lease permits letting

The lease permits pets

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.



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GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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