

Wellington Terrace Clevedon BS21 7EG

£425,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Apartment



HOW BIG

869.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Space



OUTSIDE SPACE

Balcony & Communal Gardens



EPC RATING

B



COUNCIL TAX BAND

E

A fantastic upper floor apartment that offers a breath-taking panoramic outlook across The Bristol Channel towards the stunning Welsh coastline, while also providing a captivating view of Clevedon's historic pier. This spacious and well-planned apartment is situated in one of the most coveted positions upon Clevedon's coastline and still within easy reach of the charming cafes and shops of Hill Road.

Upon entering, you will be greeted by beautifully presented accommodation, the highlight of this apartment is the spacious sitting/dining room, which allows you to fully immerse yourself in the stunning views through two sets of double doors. These doors open up to a generous balcony, providing the perfect vantage point to appreciate the impressive 180-degree vista.

Adjacent to the main reception room, you will find a modern fitted kitchen, accessible through another set of double doors. The apartment boasts two double bedrooms, including a principal bedroom with triple built in wardrobes and an en suite shower room, as well as a separate bathroom.

Outside, Cromer Court enjoys beautifully maintained communal grounds that extend to the rear. The front of the property offers access to the under-croft parking area, where this apartment benefits from one allocated parking space. The building also enjoys a lift to access to apartment.

Located on Wellington Terrace, these properties have consistently proven immensely popular over the years, thanks to their unrivalled views and superb location. Don't miss the opportunity to own this exceptional apartment, offering a truly enviable lifestyle by the coast.



A superb modern apartment with exceptional views and within walking distance of shops, cafes and restaurants.

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#### 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.

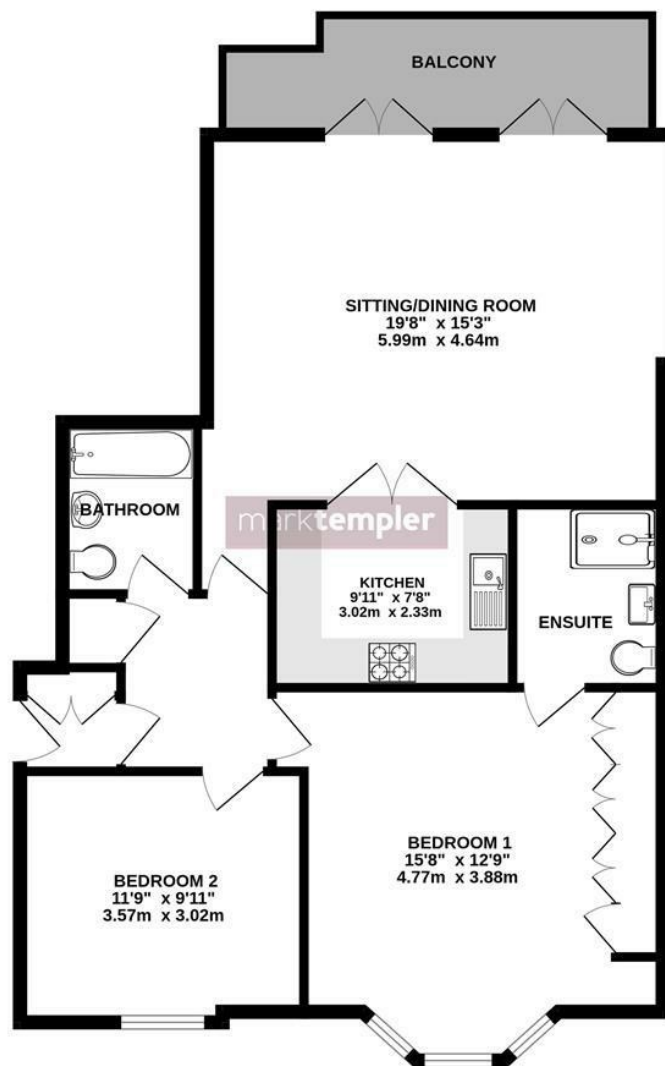


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TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

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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