

Highdale Road Clevedon BS21 7LW

£315,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

Apartment



HOW BIG

724.00 sq ft



BEDROOMS

1



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Space



OUTSIDE SPACE

Courtyard & Garden



EPC RATING

D



COUNCIL TAX BAND

B



This ground floor garden apartment has been meticulously renovated to exude luxury while maintaining its period features. The contemporary fittings blend seamlessly with the traditional elements, creating a unique and stylish living space. The accommodation has been redesigned to offer fabulous room proportions connected by spacious hallways, providing a sense of flow and openness throughout the apartment.

The highlight of this apartment is the stunning kitchen, which serves as the heart of the home. The large central island with wood block worktops not only provides a functional workspace but also doubles as a social seating area for guests. The kitchen is equipped with built-in appliances and a blend of tiled and solid oak flooring, adding to the overall elegance of the space. Additionally, the kitchen provides access to the rear courtyard and a cosy snug, which could potentially be converted into a second bedroom to suit the needs of the residents.

The apartment also features a formal sitting room with a double glazed sash window and a feature fireplace, adding character and charm to the living space. The bathroom is equally impressive, boasting a large inset mirror and a modern white suite. The double bedroom completes the accommodation, offering a comfortable and inviting space to unwind.

Outside, the apartment offers a private outdoor space on the front South aspect, with a veranda providing a covered seating area and a lawn with mature hedges. Additionally, there is a communal bin store and allocated parking accessible via steps to the side of the building or by vehicles from Park Road, ensuring convenience for residents.





Meticulously renovated to exude luxury while maintaining its period features



#### 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.





Up your street...



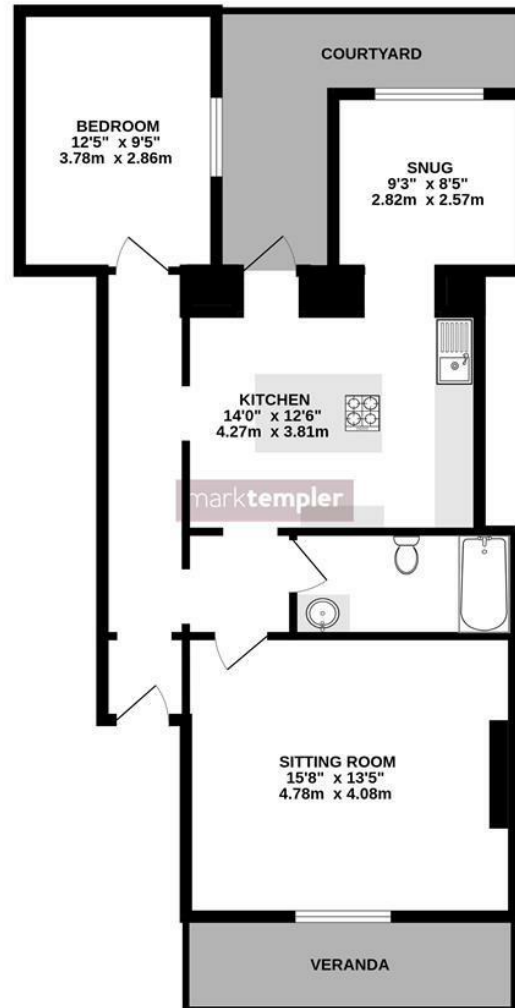
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GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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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