

Hallam Road Clevedon BS21 7SE

£325,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
935.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated



Outside
Front Garden



EPC Rating
D



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

This stunning Victorian first floor apartment exudes charm and character with its spacious rooms, high ceilings, and period features. The cleverly designed layout of the property centres around the contemporary kitchen and dining room, creating a perfect space for entertaining family and friends. The formal sitting room at the front offers glimpses towards the Bristol Channel and boasts a gas-fired stove, meaning you can enjoy the look of a real wood burner which adds to the overall ambiance of the apartment. The two double bedrooms are generously sized, with the principal room featuring built-in wardrobes for ample storage. The modern family bathroom completes the accommodation, providing convenience and comfort.

The apartment not only offers a beautiful interior but also comes with an allocated parking space, a coveted feature in this desirable location. Additionally, the sole use of the front garden adds to the appeal of the property. A small patio area and timber structure provide the perfect spot for outdoor seating.

Situated on Hallam Road, this apartment benefits from a prime location just behind Clevedon's seafront. The tree-lined road offers a picturesque setting and provides easy access to a wealth of amenities, including shops, restaurants, and cafes along Hill Road and The Beach. Whether strolling along the seafront promenade or exploring the vibrant local scene, residents of this apartment will enjoy the best of what Clevedon has to offer. With its blend of Victorian elegance, modern comforts, and convenient location, this apartment presents a unique opportunity for those seeking a stylish and comfortable living space in a sought-after coastal town.



Victorian first floor apartment which exudes charm and character and benefits from a thoughtfully landscaped garden space



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

UTILITIES

Mains electric, water and drainage. Gas central heating.

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

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 220 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 01.01.1982

Service Charge = £1,560 pa

Ground Rent = N/A

The lease permits pets with the consent of the management company

The lease does not permit letting

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.

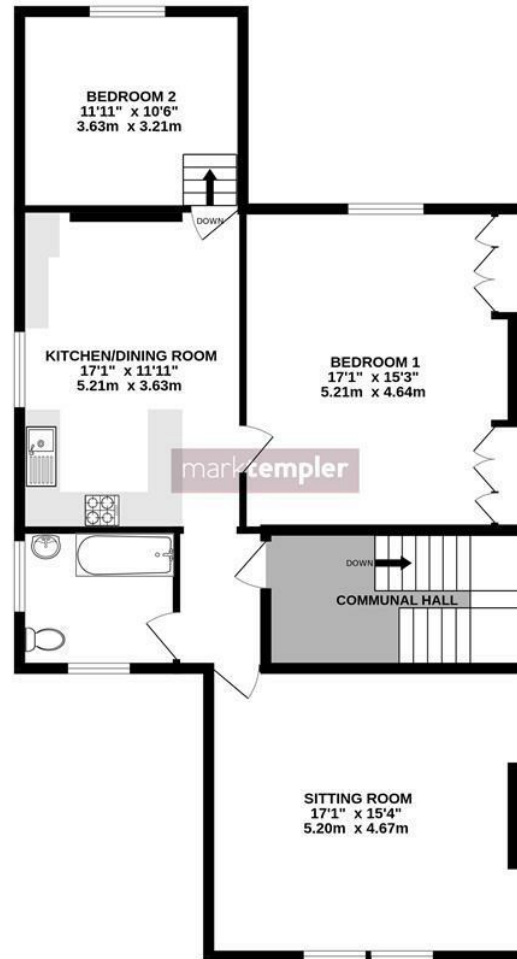
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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FIRST FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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