

Coleridge Vale Road North Clevedon BS21 6FL

£299,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Flat - Retirement



HOW BIG  
674.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Inc in Service Charge



PARKING  
Residents Car Park



OUTSIDE SPACE  
Communal



EPC RATING  
C



COUNCIL TAX BAND  
C

This purpose-built retirement apartment in Coleridge Court, constructed by McCarthy and Stone, offers a comfortable and convenient living space for those looking to enjoy their retirement years. The apartment is located on the ground floor, making it easily accessible and benefits from a patio garden accessed via double doors from the living room. The interior features a generous lounge/dining room with, a modern kitchen equipped with integral appliances, two spacious bedrooms with fitted wardrobes in the main bedroom, and a bathroom with a separate shower. Additionally, there is ample storage space provided by various cupboards throughout the welcoming entrance hallway.

Residents of Coleridge Court can enjoy a range of facilities designed to enhance their living experience. The residents' lounge is an attractive space for socialising, while the adjoining kitchenette allows for convenient catering for events and gatherings. The residents' garden, centred around a flowing stream, provides a peaceful outdoor space for relaxation. Other thoughtful features include a residents' utility room/laundry, provision for mobility scooters with power, residents' parking, a guest room, and an on-site manager to assist with any queries or concerns.

The location of Coleridge Court adds to its appeal, with town centre shops and a post office just a short distance away. For those who enjoy the seaside, Clevedon's famous Seafront is also within easy reach, offering a pleasant environment for leisurely walks and enjoying the coastal views. This bright and airy apartment presents an excellent opportunity for retirees looking for a comfortable and well-equipped living space in a convenient and desirable location.



Comfortable and convenient living space for those looking to enjoy their retirement years



#### 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.

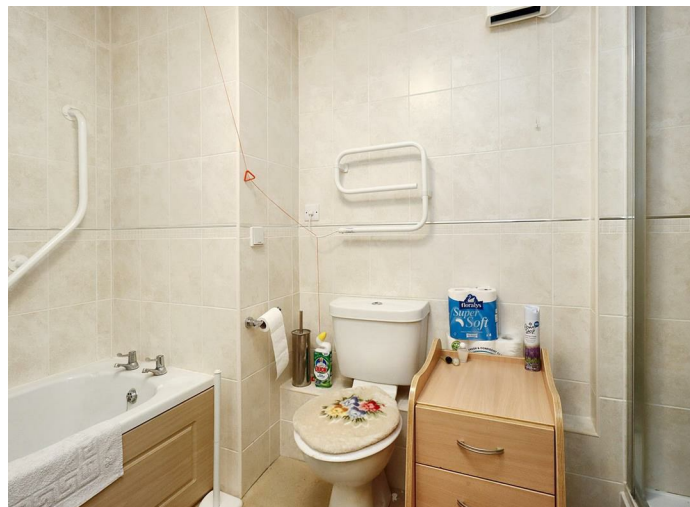
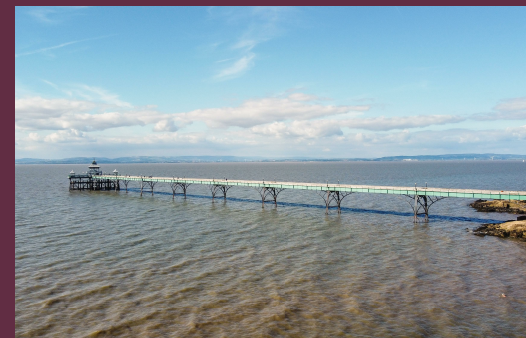
**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will 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...

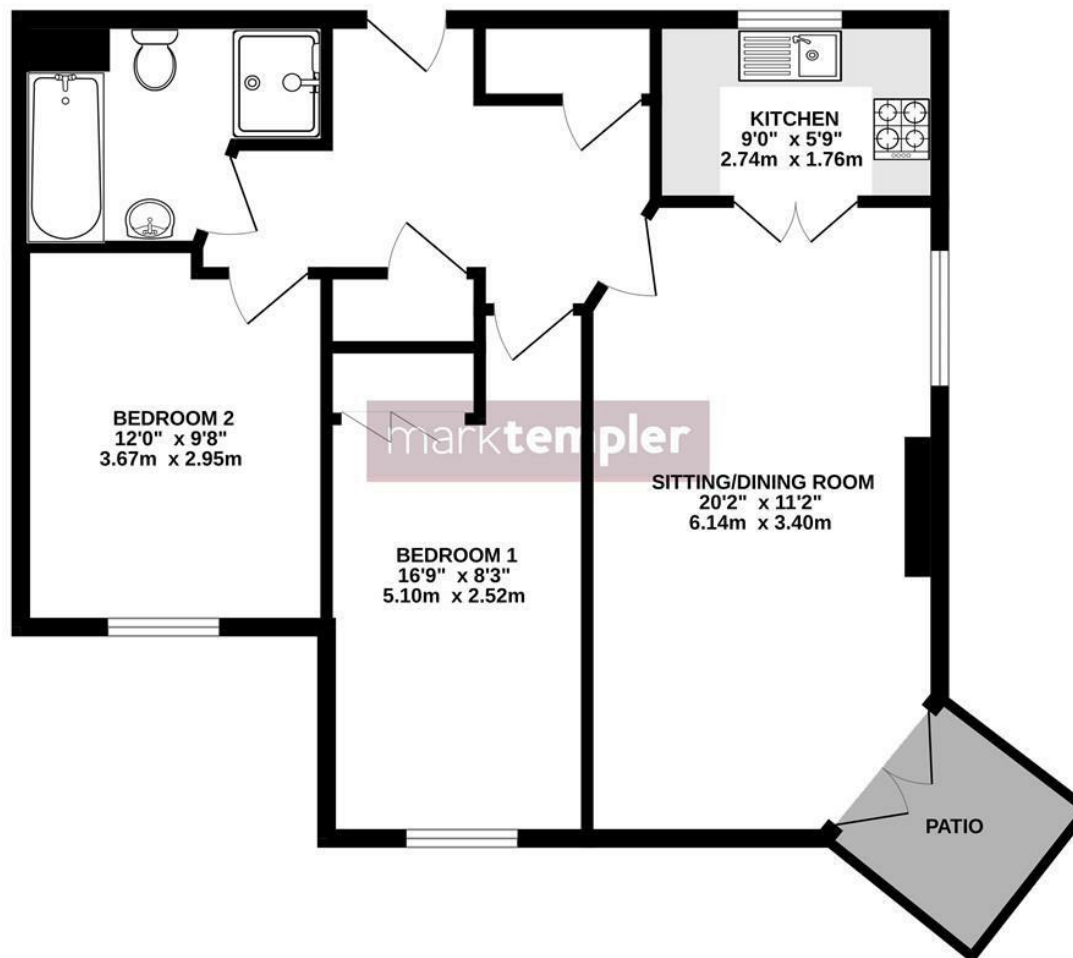


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GROUND FLOOR  
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.7 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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