

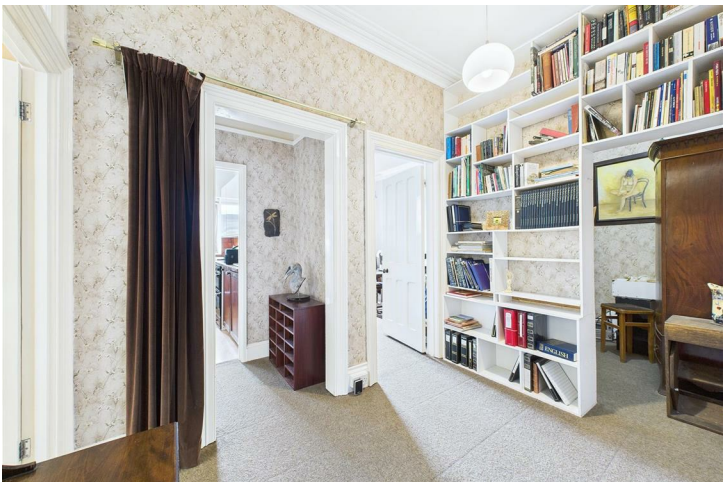
Alexandra Road Clevedon BS21 7QH

£285,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
1377.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Night Storage Heaters



Parking
On Street



Outside
None



EPC Rating
B



Council Tax Band
B



Construction
Standard



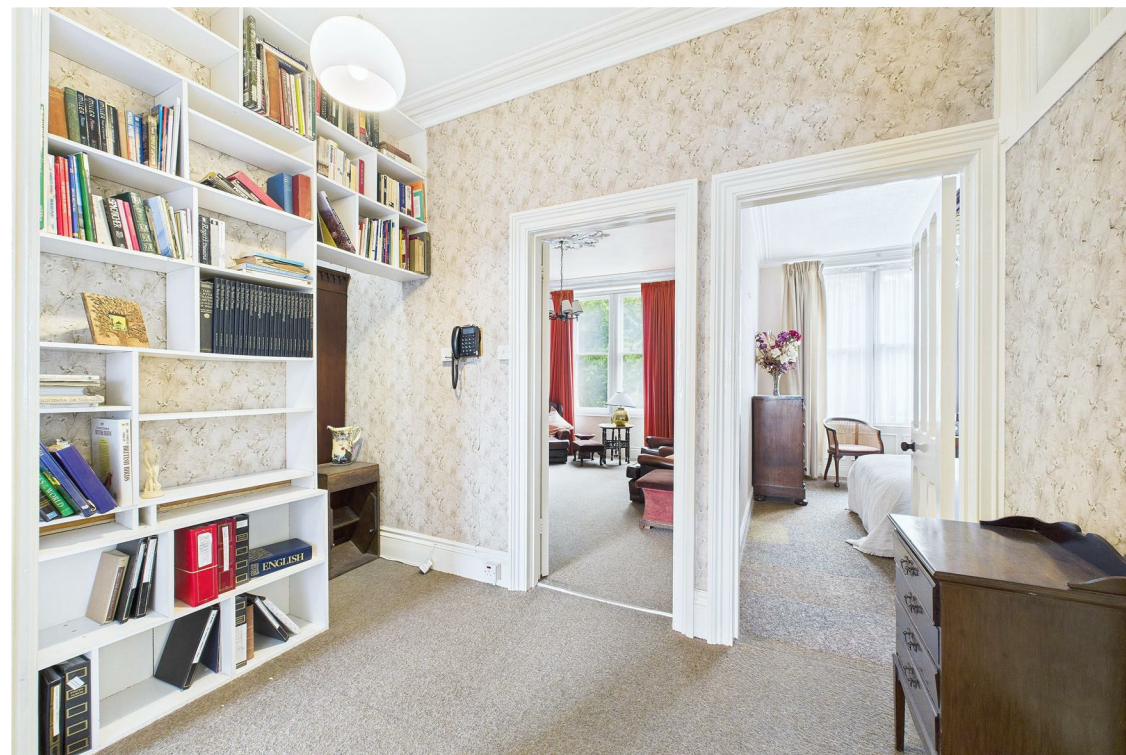
Tenure
Leasehold

This charming Victorian maisonette offers a rare opportunity to own a spacious property in one of Clevedon's most sought-after areas, conveniently close to the scenic seafront and the vibrant Hill Road area with its collection of boutique cafes, bars, and diverse dining options, all just a short walk away. This home combines the charm of period features with fantastic potential for future enhancement, making it ideal for buyers seeking a unique blend of character and opportunity.

Accessed via a private side entrance, a staircase leads up to the first floor, where a welcoming dining hall forms the central hub of the home. High ceilings, original sash windows, and well-preserved internal doors lend a sense of grandeur and timeless appeal to the property. The formal sitting room at the front overlooks the picturesque Alexandra Gardens, flooding the room with natural light and providing a tranquil view of the greenery. The principal bedroom also shares this pleasant view, enhancing its serene ambiance. At the rear of the property, the second bedroom offers its own distinct appeal with elevated views across rooftops toward the distant Bristol Channel.

The layout also includes a separate kitchen and a bathroom, each offering great potential for modernisation, allowing new owners to personalise these spaces to their taste. In addition to the main rooms, the property features several rooms in the loft, currently only accessible by a pull-down ladder and used as storage, yet offering exceptional scope for additional accommodation, subject to necessary permissions. This versatile space opens up exciting possibilities for expanding the layout.

With No Onward Chain, this property is ready for immediate occupancy, providing an ideal canvas for those looking to add their own style while enjoying the vibrant lifestyle of Clevedon's most desirable area. We highly recommend an internal viewing to appreciate the ample space, period character, and exceptional potential of this delightful Victorian maisonette.



Charming Victorian maisonette with stunning views and endless potential in one of Clevedon's premier locations



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.

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 100 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 20.02.1981

Property is managed by the flat and the shop downstairs

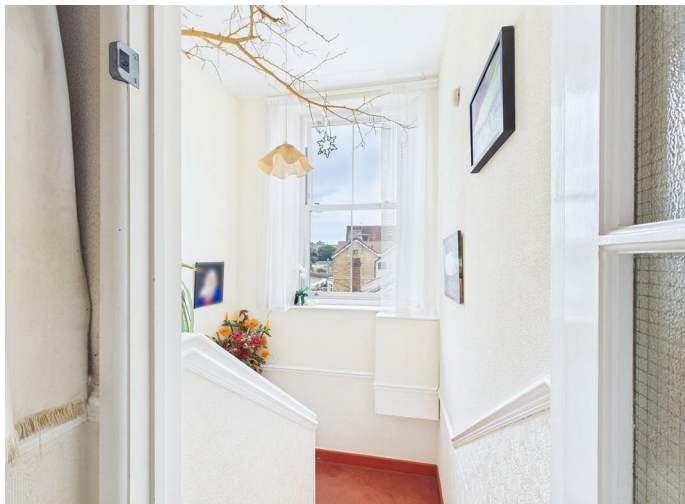
Ground Rent = £2 pa

We are awaiting confirmation if the lease permits pets

We are awaiting confirmation if the lease permits 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.

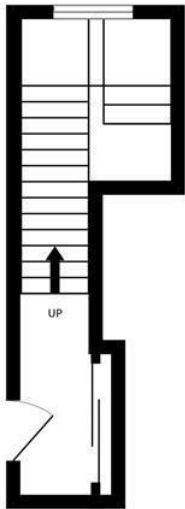
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



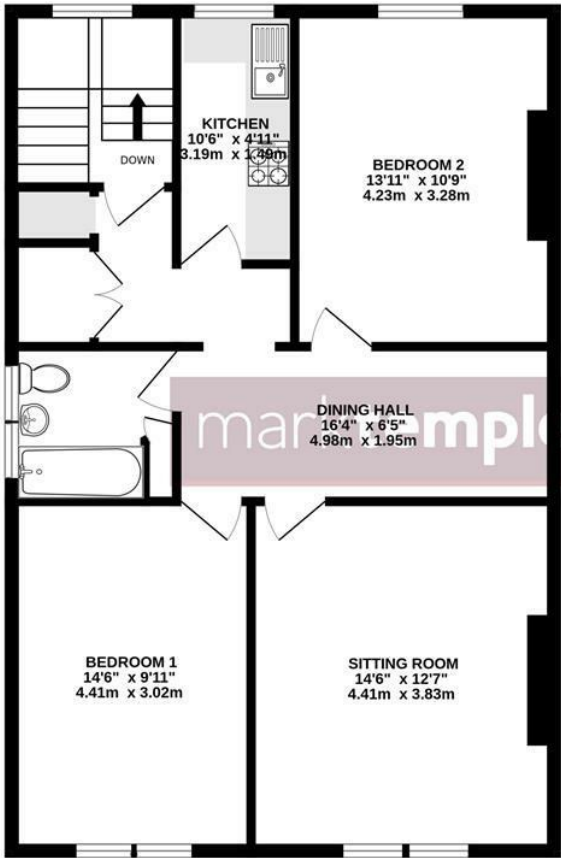
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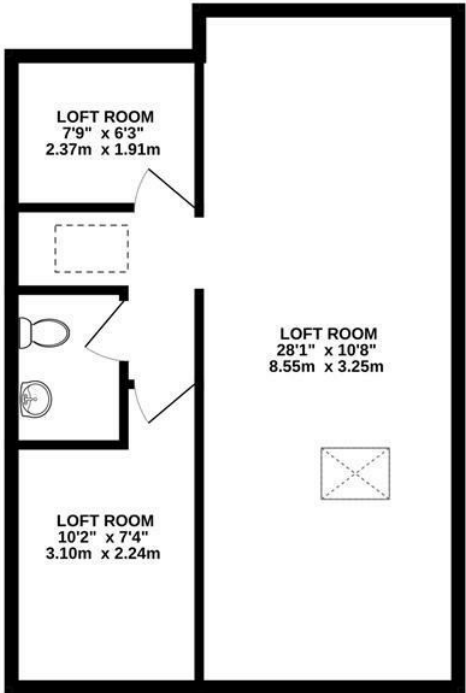
GROUND FLOOR
100 sq.ft. (9.3 sq.m.) approx.



FIRST FLOOR
772 sq.ft. (71.8 sq.m.) approx.



SECOND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (128.0 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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