

Coleridge Vale Road North Clevedon BS21 6FL

£189,950

marktemppler

RESIDENTIAL SALES







**Property Type**  
Flat - Retirement



**How Big**  
453.00 sq ft



**Bedrooms**  
1



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Communal Boiler



**Parking**  
Residents Parking



**Outside**  
Communal



**EPC Rating**  
C



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Leasehold



A beautifully presented flat located in the sought-after Coleridge Court development, exclusively designed for residents aged 60 and over. Offered to the market with the advantage of no onward chain, this property provides a perfect opportunity for hassle-free living in a vibrant, welcoming community.

The accommodation comprises an entrance hall, a light-filled living/dining room, a modern kitchen, a generously sized double bedroom, and a well-appointed shower room. The entrance hall features ample storage space with a large cloak cupboard and provides access to all principal rooms. The kitchen includes some integrated appliances and is fitted with a range of wall and base units.

All the rooms have a bright and airy feel and enjoy a delightful outlook, offering views of charming neighboring cottages and woodland. The spacious double bedroom includes integrated wardrobe space, ensuring practicality alongside comfort. The refitted shower room has been thoughtfully designed with modern fixtures and finishes to a high standard.

Coleridge Court is renowned for its warm and inviting community atmosphere. The centrally located communal lounge serves as a hub for a variety of social activities, including coffee mornings, book clubs, and fish and chip nights—perfect opportunities to connect with fellow residents. Additional amenities include a guest suite for visiting friends and family, a communal laundry room, and beautifully maintained communal gardens overlooking the river, ideal for enjoying sunny days.



Elegant retirement living in the heart of a thriving community

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#### 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 with a communal boiler

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

### BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 17 Mbps and highest available upload speed 1 Mbps.

You may be able to obtain broadband service from fixed wireless access providers covering this area - EE

Mobile coverage is limited to likely.

This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquires

### LEASE INFORMATION

125 year lease from 01.06.2008

Service charge includes water, sewage and skirting heating, communal grounds upkeep, maintenance, scheduled jobs

Pets allowed with prior consent from the management company

Lease allows you to rent out the property (subject to management company charges)

Ground rent payable twice a year of £365.41 (£730.82 pa)

Service charge £3,345.82 pa which = £278.82 pcm

Holiday lets/Air BNB – We understand that the lease does not allow for holiday lets or Air BNB.

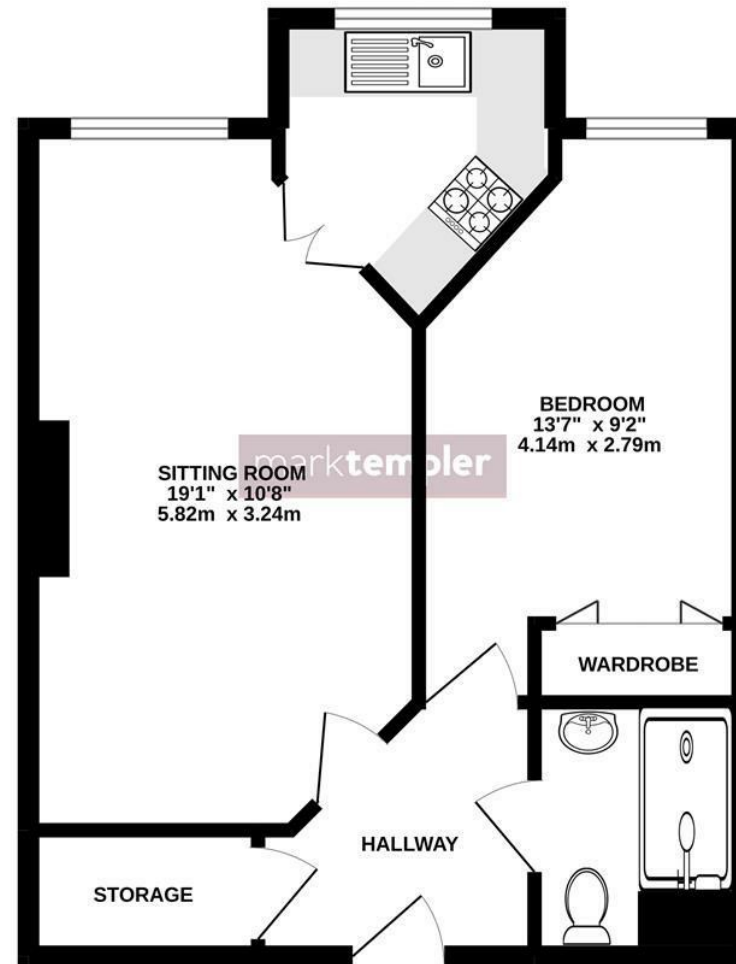
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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SECOND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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