

Copse Road Clevedon BS21 7QP

£359,995

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
1007.00 sq ft



Bedrooms
2



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated and Visitor's



Outside
Communal



EPC Rating
E



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

This beautiful ground floor apartment, forming part of an impressive Victorian Villa, is a dream come true for anyone looking for a prime location in Clevedon. Just a stone's throw away from the seafront and the bustling Hill Road shops, cafes, and restaurants, this property offers the perfect blend of convenience and charm.

As you approach the apartment via Leagrove Road, you'll find allocated under-croft parking for one small car, the width of this is approximately 2.16m. There is also shared use of a visitor parking space - a rare find in such a sought-after area.

Stepping inside, you'll be greeted by a central hallway with a handy storage cupboard. The apartment boasts two double-sized bedrooms, offering plenty of space for having guests. The separate dining room, could also be used as an occasional bedroom if needed, providing flexibility in how you choose to utilise the space. The cosy sitting room features a fireplace and a bay window, creating a warm and inviting atmosphere. With lots of natural light throughout the apartment, you'll feel right at home from the moment you walk in. The kitchen has plenty of storage units and worktop space for meal preparation. There are multiple built in cupboards within the property, making it ideal for those who are downsizing and in need of extra storage.

Outside, there is a spacious storeroom at the rear of the parking area, this has power, light and complete with space for a tumble dryer. It has been fully tanked so is water tight. While the surrounding gardens are communal, you'll find Copse Park just along the road for a peaceful walk or somewhere to relax in the sun. Clevedon promenade and pier is just a short stroll away, meaning you'll have the best of coastal living right at your doorstep.



A spacious apartment with excellent presentation, found in a prime location just a short stroll from Clevedon Seafront.



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

PARKING SPACE

There is an allocated under-croft parking space, the space is approximately 2.16m wide and is suitable for a small car.

UTILITIES

Mains electric, water and drainage. Gas and electric central heating.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires

LEASE INFORMATION

999 year lease from 25.12.1980

Service Charge = £960 per annum.

Ground Rent = N/A

The lease permits pets.

Holiday lets/Air BNB – Not permitted

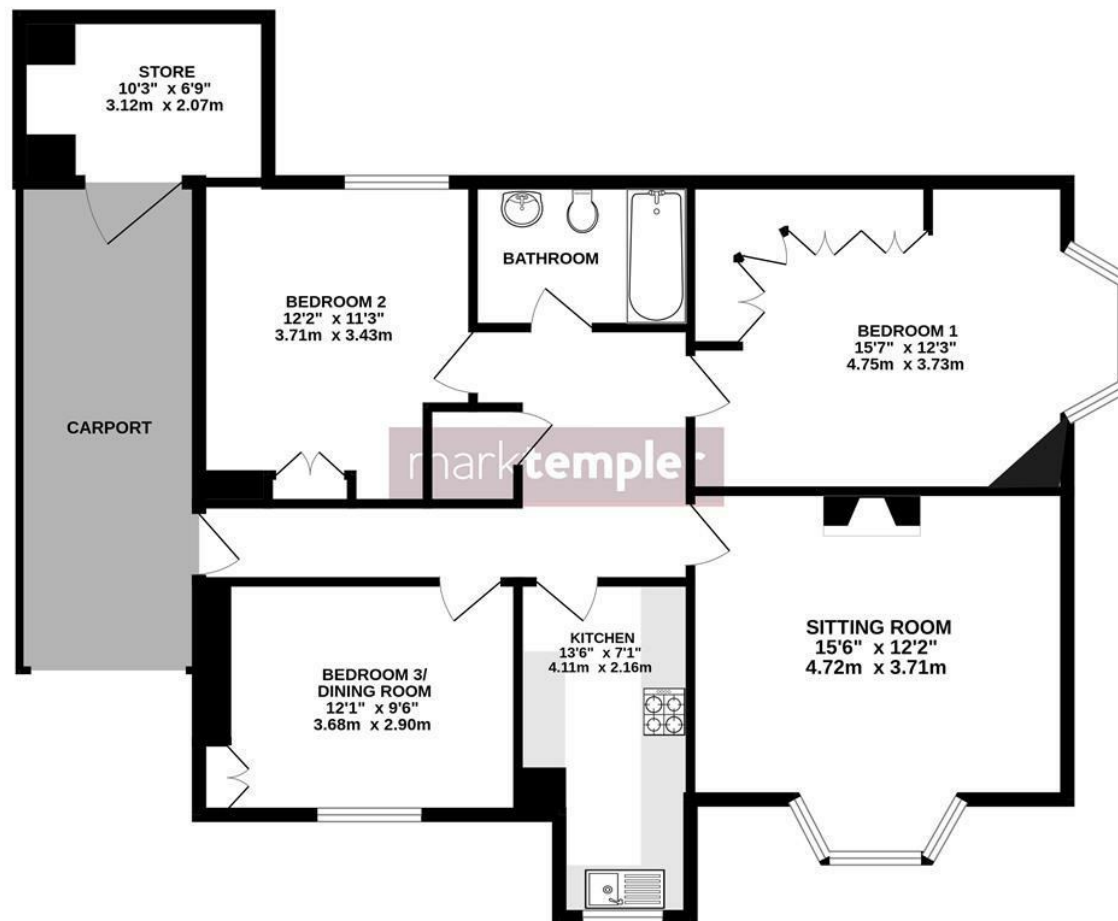
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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