

7 Jesmond Road Clevedon BS21 7SA

£315,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
635.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
On Street



Outside
Communal



EPC Rating
D



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

This beautifully refurbished ground floor Victorian apartment effortlessly combines timeless period charm with luxurious modern living. Thoughtfully designed and finished to an impeccable standard, every detail has been carefully considered to create a space that is as functional as it is elegant. At the heart of the home lies a stunning contemporary kitchen, complete with a matching island, marble work surfaces, brass fittings, and bespoke lighting that enhances the ambiance. The engineered oak flooring flows seamlessly through the stunning living area, unifying the space and emphasising the period features, including intricate stained glass windows, ornate plasterwork, and exposed fireplaces that exude warmth and character.

The high-specification shower room is a haven of comfort, featuring underfloor heating and elegant finishes. Throughout the apartment, heritage radiators, brass toggle switches, and thoughtfully selected lighting contribute to a refined and cohesive aesthetic. Both bedrooms are beautifully presented, offering tranquil spaces that uphold the property's exceptional standard. The principal bedroom benefits from fitted wardrobes, while the second bedroom features access to a practical storage area above the shower room.

From many of the large windows you can enjoy far-reaching views across Clevedon and beyond, filling the home with natural light and showcasing its picturesque surroundings. This exceptional property perfectly balances the grandeur of Victorian architecture with the sophistication of contemporary design, offering a truly unique and luxurious lifestyle.



Stunning Victorian Hall Floor Apartment with Contemporary Elegance



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 1800 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 01.03.1945

Service Charge = £1,320 pa

Ground Rent = £10 pa

Pets allowed with prior consent from the management company

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.

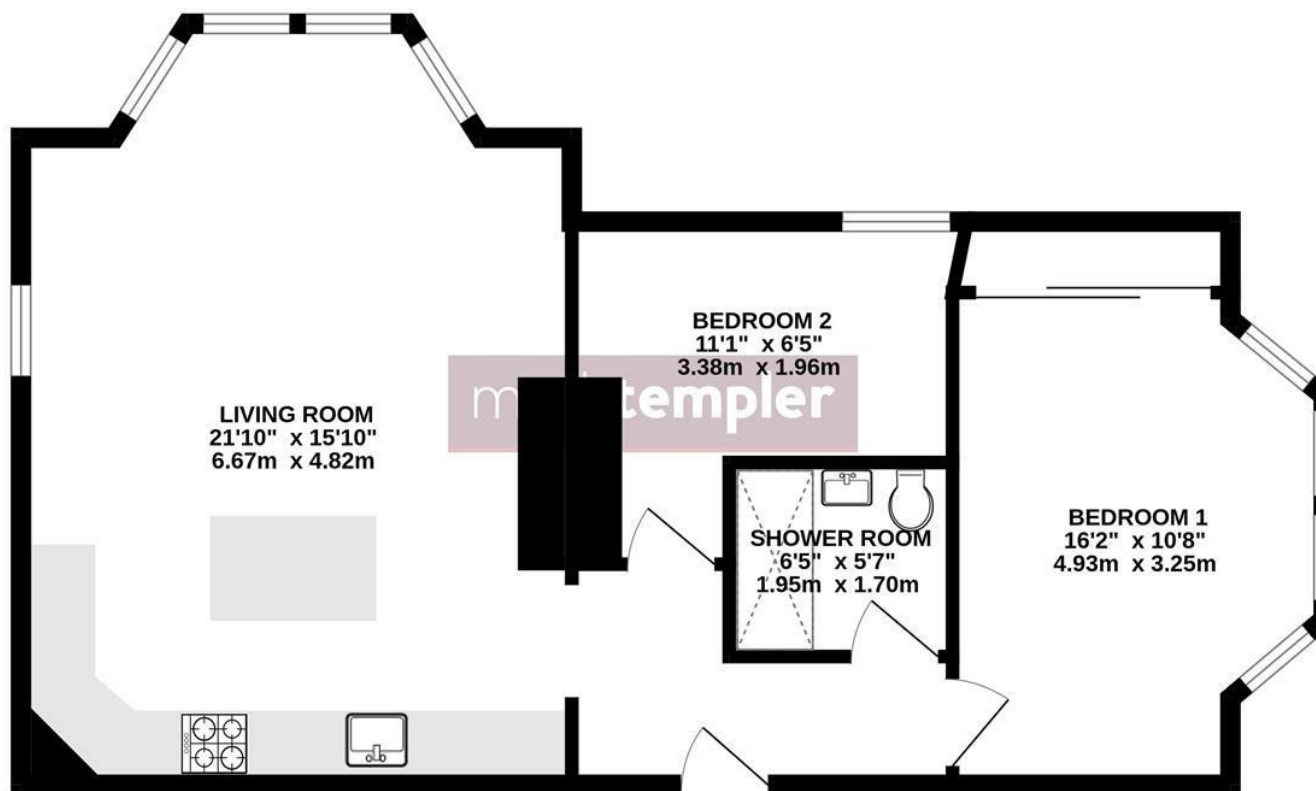
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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