

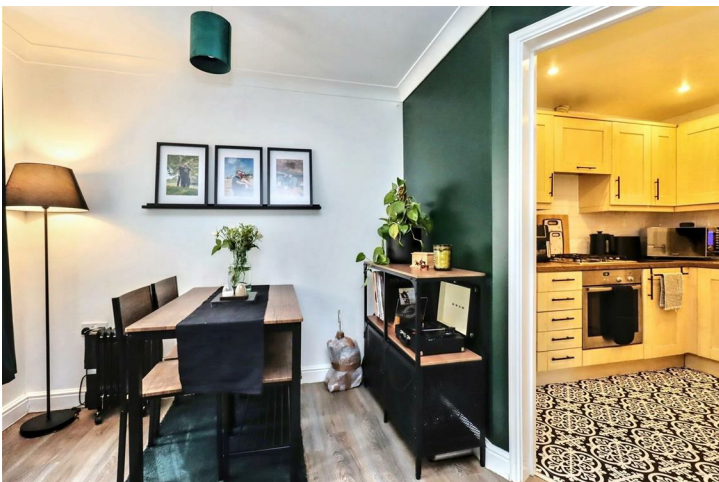
Central Way Clevedon BS21 6SY

£207,950

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
576.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas central heating



Parking
Allocated space



Outside
Communal



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

This beautifully presented ground floor apartment is perfectly positioned near Clevedon Town Centre, making it an ideal choice for first-time buyers, investors, or those seeking a comfortable retirement home.

The well-designed layout includes a separate entrance porch, a spacious lounge/dining room, and a superbly fitted kitchen. The property also features two generously sized bedrooms and a modern bathroom with a handy utility cupboard for added convenience.

French doors from the sitting room open onto communal patio areas, creating a lovely outdoor space to relax. The apartment benefits from allocated parking, as well as additional visitor spaces for guests.

Situated within easy, level walking distance to Clevedon's bustling Triangle, you'll enjoy a fantastic array of shops, cafes, and restaurants. For those who love the outdoors, the property is close to peaceful countryside and riverbank walks.

This apartment offers modern living in a highly desirable location—don't miss the opportunity to make it yours!



Spacious and modern ground floor apartment offering comfort, convenience, and easy access to Clevedon town centre



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.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 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

125 year lease from 25.12.2005

Service Charge = £1,179.60 pa

Ground Rent = £250 pa

The lease does not permit pets

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.

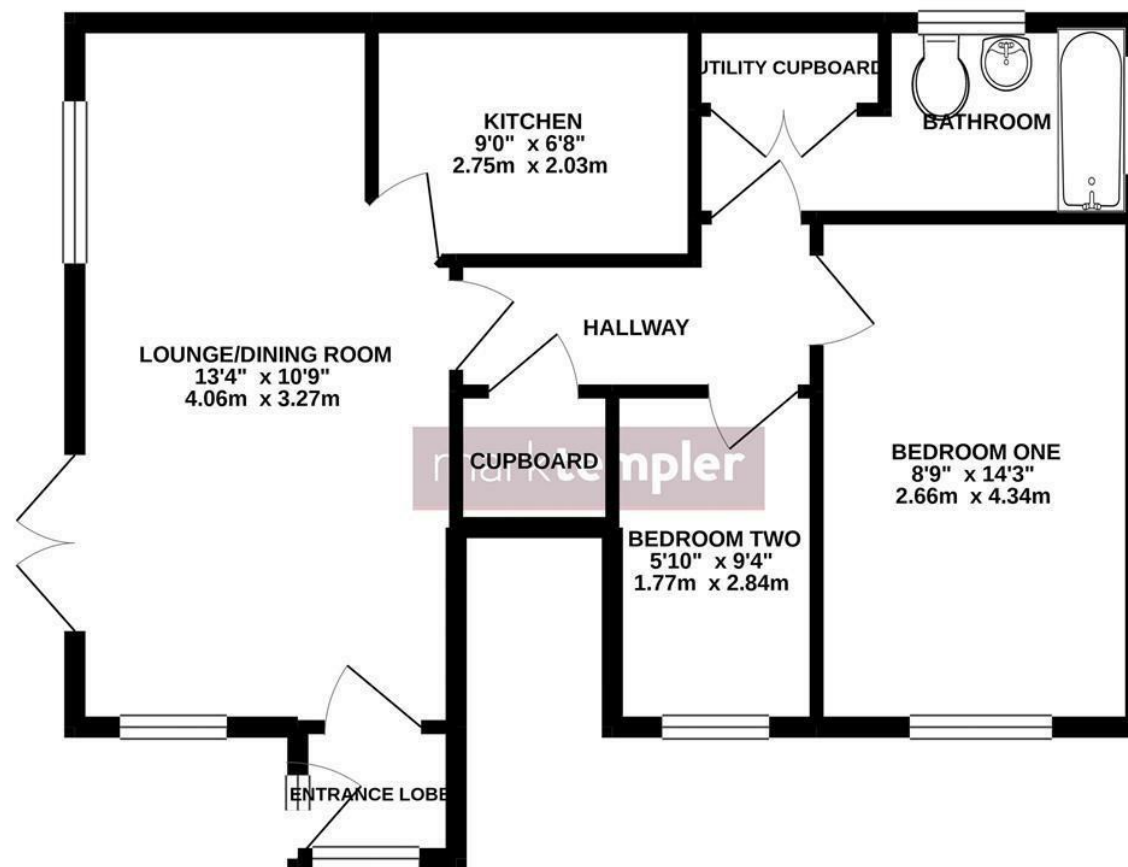
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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