

Central Way Clevedon BS21 6SY

£239,950

marktempler

RESIDENTIAL SALES





 Property Type Maisonette	 How Big 973.00 sq ft
 Bedrooms 2	 Reception Rooms 1
 Bathrooms 2	 Warmth Gas Central Heating
 Parking Allocated Space	 Outside Communal
 EPC Rating C	 Council Tax Band B
 Construction Standard	 Tenure Leasehold

This spacious and stylish maisonette offers over 970 sq. ft. of well-planned accommodation, making it an excellent choice for first-time buyers, downsizers, or investors.

The property boasts a generous sitting/dining room, perfect for both entertaining and relaxing, which seamlessly connects to a modern kitchen with ample workspace and storage. A large double bedroom and a well-appointed bathroom with a utility cupboard complete this level. Upstairs, the impressive principal bedroom enjoys excellent proportions, enhanced privacy, and access to a spacious shower room. Additional benefits include an allocated parking space, adding to the convenience of this well-positioned home.

Situated in the heart of Clevedon, the apartment is within easy reach of the town centre, offering a variety of shops, supermarkets, and essential amenities. Excellent transport links, including bus routes and motorway access, ensure seamless connectivity. For those who love the outdoors, Clevedon's iconic seafront is just a short distance away. Cold-water swimmers can take advantage of Marine Lake, while much of the promenade provides breathtaking views of the historic Victorian Pier.

This fantastic property is a must-see—early viewing is highly recommended!



Spacious and stylish maisonette in the heart of Clevedon – a perfect blend of comfort, convenience and coastal charm



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 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

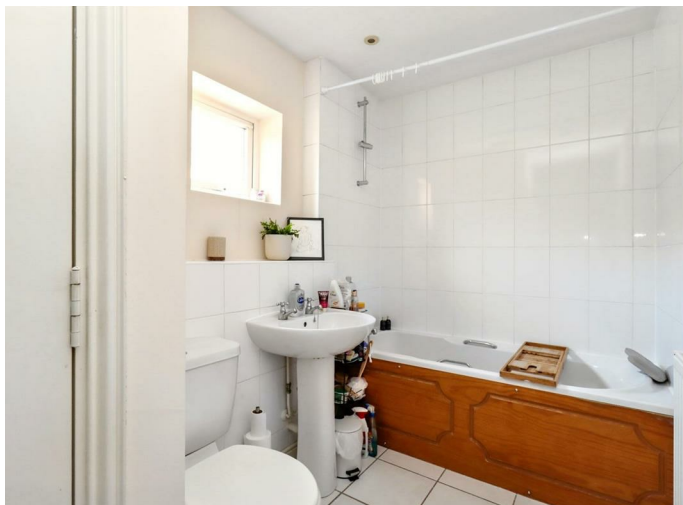
Ground Rent = £250 pa

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.



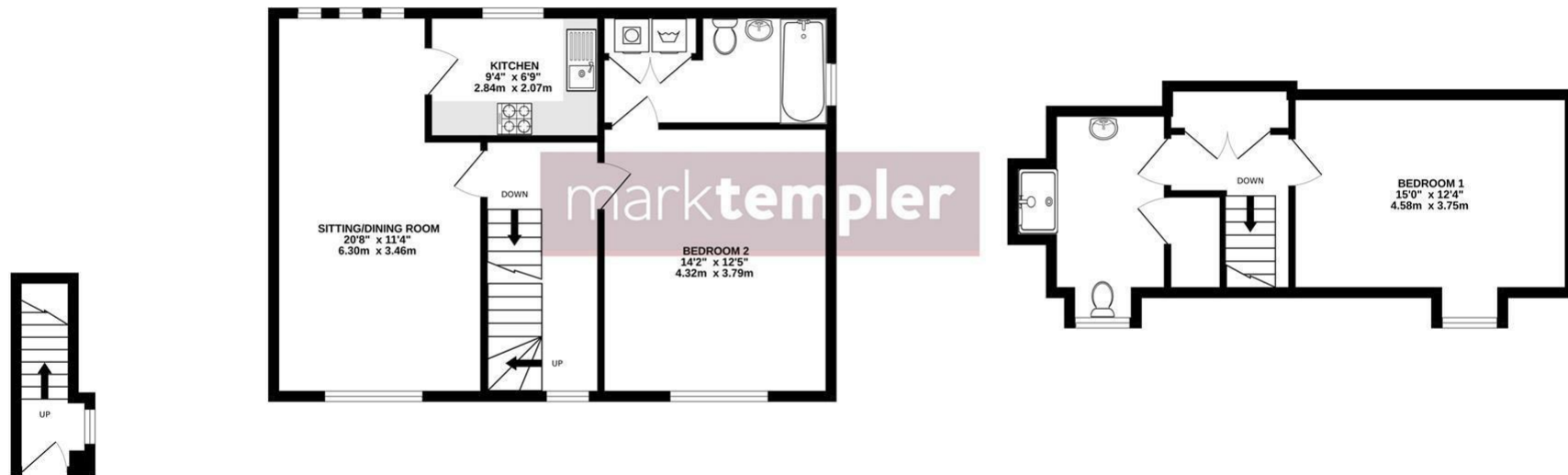
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GROUND FLOOR
35 sq ft. (3.2 sq.m.) approx.

FIRST FLOOR
622 sq ft. (57.7 sq.m.) approx.

1ST FLOOR
316 sq ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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