

Victoria Road Clevedon BS21 7SB

£204,950

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
620.00 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
Rockery Garden to Front



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

Spacious one bedroom apartment with parking, positioned in this excellent location only a short distance from Clevedon's pretty seafront. The accommodation is well presented and offers generous room proportions. The impressive open plan living room and kitchen sits to the front of the building with a superb bay window, with the bay set on the South aspect this creates a bright and inviting living area. The hallway leads to the modern bathroom and well proportioned double bedroom.

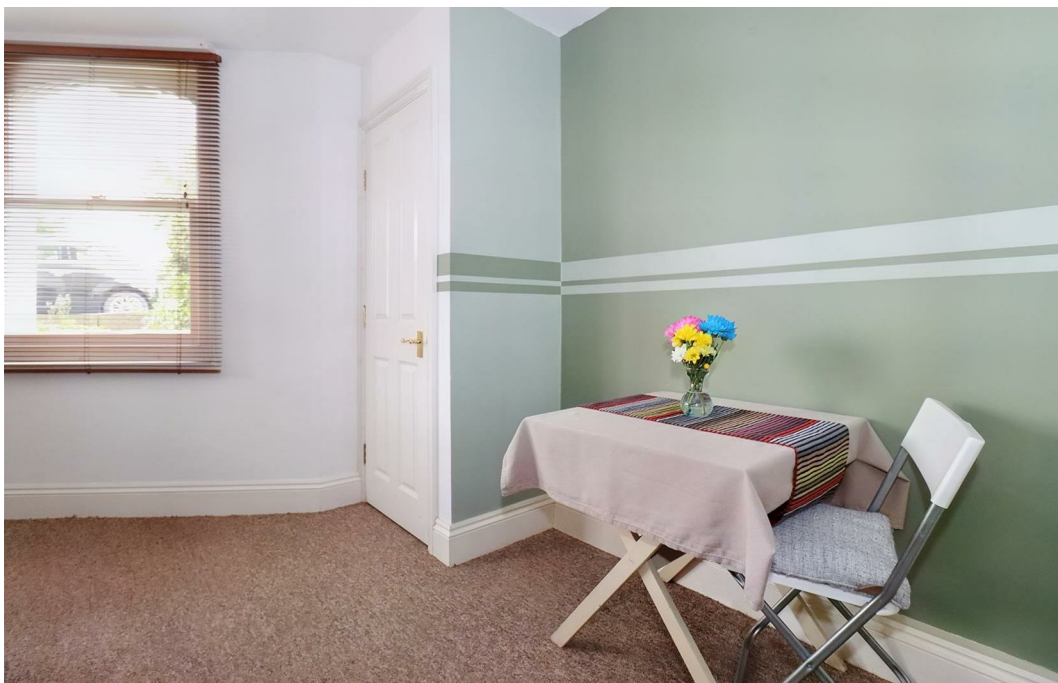
Outside the property has sole use of the small rockery garden in front of the bay window and an allocated parking space.

Victoria Road is a residential area with an eclectic array of largely period properties almost midway between the town centre and Seafront. It's also only a short distance to Hill Road shops, restaurants and bars.

Offered for sale with No Onward Chain we would recommend an early viewing appointment.



Excellent location only a short walk from Clevedon's iconic seafront, historic pier and Hill Road



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, gas, water and drainage.

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 the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

LEASE INFORMATION

999 year lease from 01/01/2000

Service Charge = £144.87 per month (£1738.44 per annum)

Ground Rent = £0

The lease permits 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.

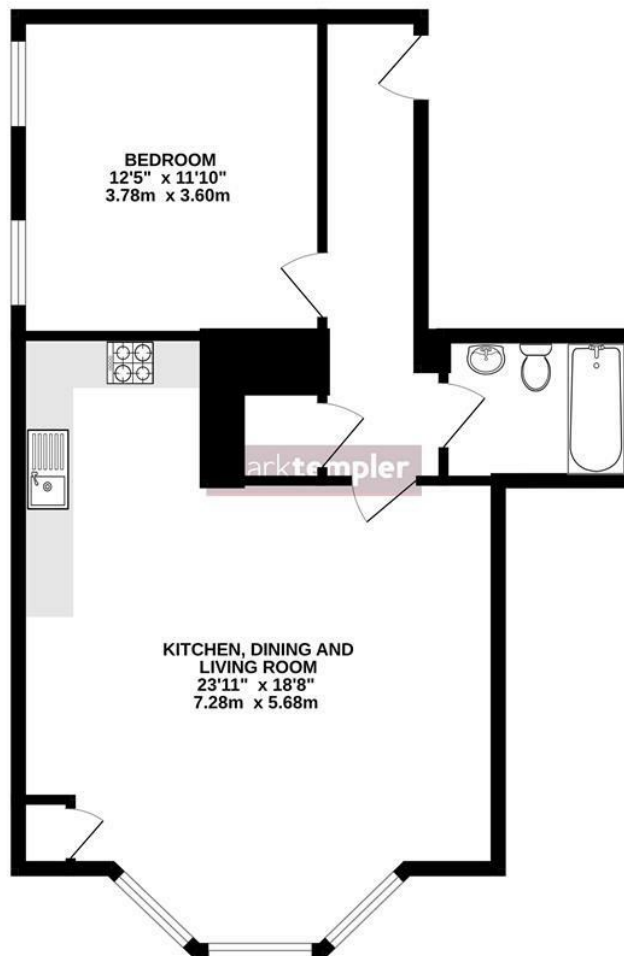
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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