

Castle Road Clevedon BS21 7DA

£269,995

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
738.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
Communal



EPC Rating
D



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

Set on the upper floor of this elegant Victorian property, this charming two-bedroom apartment beautifully blends period character with modern comfort. The building has been sympathetically converted, retaining its original grand entrance and hallway, ensuring an impressive welcome for all visitors. A lift and staircase lead to the upper floor where No. 9 is located.

Inside, you'll find a generous hallway that flows into a well-appointed kitchen/dining room—perfect for entertaining. The quirky sitting room features double doors opening onto a Juliet balcony, offering delightful views over the beautifully maintained communal grounds. The accommodation is completed by two spacious double bedrooms, a stylish bathroom, and useful storage cupboards.

Additional benefits of Walton Lodge Court include a communal cellar for extra storage, stunning communal gardens, an allocated parking space, and visitor parking bays. Situated along Castle Road, the location is ideal for those who love coastal living, with Ladye Bay and scenic coastal walks just a short stroll away.

This wonderful apartment is offered with no onward chain, making it a fantastic opportunity to secure a slice of coastal charm in a prestigious setting.



Charming two-bedroom Victorian apartment combining period elegance with modern comfort, set close to coastal walks and Ladye Bay



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 1000 Mbps and highest available upload speed 100 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 01.01.1981

Service Charge = £1200 pa reviewed annually

Ground Rent = £30 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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