

Leagrove Road Clevedon BS21 7QR

£350,000

marktempler

RESIDENTIAL SALES





 Property Type Apartment	 How Big 1086.00 sq ft
 Bedrooms 3	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking On Street	 Outside Front Garden
 EPC Rating D	 Council Tax Band D
 Construction Standard	 Tenure Leasehold - Share of Freehold

Occupying the entire upper floor of this elegant Victorian building, this spacious bay-fronted apartment offers over 1,000 sq ft of beautifully appointed accommodation, all set in one of Clevedon's most desirable hillside locations. From its elevated position, the apartment boasts far-reaching views across Copse Park, Clevedon's iconic seafront, and out over the Bristol Channel.

Stepping inside, an entrance porch and staircase lead to a wide and welcoming hallway connecting all principal rooms. The apartment is brimming with character and features four stunning bay windows that flood the home with natural light and provide exceptional views to both the front and rear.

At the front of the property, the stylish kitchen and dining room offers ample space for entertaining, featuring a moveable island with breakfast bar and flexible dining arrangements. Adjacent is the second of the three bedrooms, also enjoying a generous bay window. The third bedroom and a well-proportioned bathroom are centrally located off the hallway.

To the rear, the impressive sitting room and principal bedroom both benefit from elevated outlooks, capturing a scenic vista across Copse Park and towards the water. Additional spaces include a walk-in wardrobe/home office and a practical store room.

Outside, there is a small private garden area accessed from Leagrove Road, while the seafront, Hill Road shops and cafés, and the picturesque Victorian Pier are all just moments away.



Elegant and expansive Victorian first-floor apartment with far-reaching views across Copse Park and the Bristol Channel.



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.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is Variable in-home, good outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

Lease 999 years from 01/06/1982

Share of the Freehold

Service charge £nil

Work costs are shared 1/3 each flat

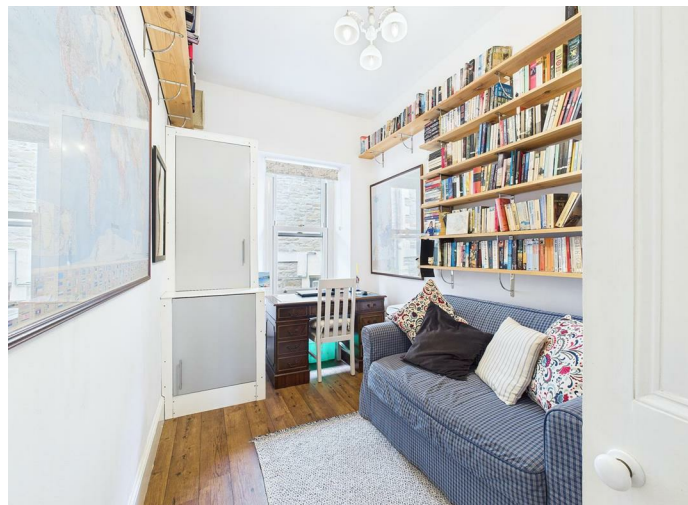
Building insurance is shared 1/3 each flat

Ground Rent £15 pa

Lease allows pets

Lease does not allow letting

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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