

Wellington Terrace Clevedon BS21 7FY

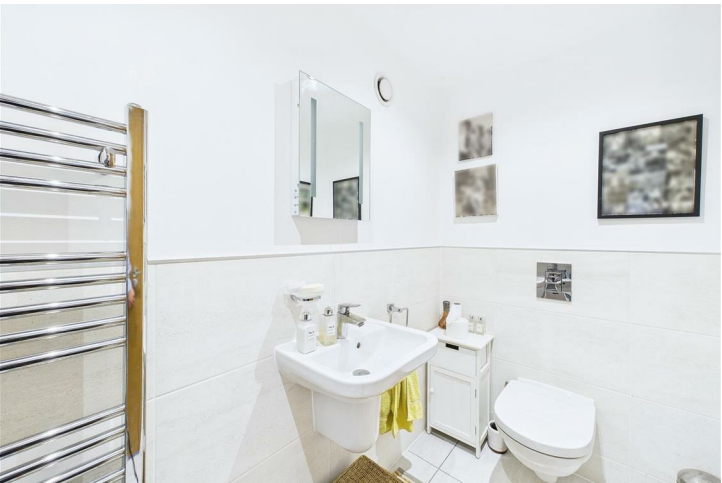
Offers Over £499,950

marktempler

RESIDENTIAL SALES







**Property Type**  
Apartment



**How Big**  
913.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
2



**Warmth**  
Gas Under Floor Heating



**Parking**  
Allocated Parking



**Outside**  
Balcony & Terrace



**EPC Rating**  
C



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Leasehold



This duplex garden apartment offers stunning views across the Bristol Channel and showcases a thoughtfully planned layout that distinguishes it from more conventional homes. Positioned along Wellington Terrace, The Heights is perfectly situated for those who enjoy coastal surroundings, with convenient access to scenic paths, Clevedon's seafront, and the popular Hill Road area.

The 'upside down' design places the spacious open plan living area on the lower level, where large sliding glazed doors connect the interior to a private enclosed terrace. High-quality finishes are present throughout, including underfloor heating, integrated Neff kitchen appliances, oak internal doors, and well-appointed bathrooms. This level also includes practical features such as a cloakroom, utility room, and additional storage, enhancing day-to-day living. On the entrance level, a welcoming hallway leads to a sleek family bathroom and two large spacious bedrooms. Each bedroom enjoys sweeping water views, with the principal room benefiting from its own glazed balcony and an en-suite shower room.

The apartment's design pays close attention to both aesthetics and usability, ensuring that the views can be appreciated from every level, whether relaxing indoors or enjoying the outdoor spaces.

Refurbished and extended in 2016, The Heights was transformed into a collection of high-end coastal residences. This particular apartment stands out for its exceptional outlook across the channel to the Welsh hills. With allocated parking at the front and attractively landscaped communal gardens to the rear, it delivers an ideal mix of contemporary comfort, elegant design, and natural beauty for those seeking a stylish coastal home.













Contemporary garden apartment affords breathtaking views across the Bristol Channel

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#### 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

### LEASE INFORMATION

999 year lease from 01.01.2016

Service Charge = £2,871.60 pa

Ground Rent = £290 pa

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.

### COMMUNAL AREAS

The building consist of a total of 14 luxury apartments, the communal entrance hall is an elegant and well-kept space and provides access to the stairs or lift, which services all floors. Residents have allocated parking, whilst for visitors there is one visitor parking bay. In addition there is a solarium on the first floor and two internal lockable store rooms, one for bicycles, golf clubs etc and the other for general larger items. Externally the well-tended and generous communal gardens sweep downhill to the coast and also provide direct access to the coastal footpath linking Layde Bay to Clevedon Pier.

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 13 Mbps and highest available upload speed 1 Mbps.

You may be able to obtain broadband service from fixed wireless access providers covering this area – EE

Mobile coverage is 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.



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