

Old Church Road Clevedon BS21 6NW

£264,500

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
574.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas central heating



Parking
Allocated space



Outside
None



EPC Rating
C



Council Tax Band
B



Construction
Construction



Tenure
Leasehold

A modern and beautifully finished two-bedroom ground-floor apartment, perfectly placed just a short stroll from Clevedon's vibrant town centre and the iconic Curzon cinema. The property has been thoughtfully designed and executed to a high standard throughout, making it an ideal choice for those seeking a stylish and low-maintenance home in a prime location.

The accommodation is well-proportioned and flooded with natural light, with a spacious open-plan living area that enjoys a dual aspect. The contemporary kitchen features a smart two-tone design, solid worktops, and integrated appliances, while the dining and sitting area offers a comfortable space to relax and entertain. Both bedrooms are of similar size, making the layout flexible for couples, sharers, or guests. A sleek four-piece bathroom includes a separate shower and bath, and quality finishes such as oak internal doors add to the sense of style and cohesion throughout.

Outside, the flat benefits from an allocated parking space, use of the well-kept communal grounds, and access to a shared bin and bike store. Everything has been considered to make life easy and practical.

The location is particularly appealing, just moments from Clevedon's shops, cafes, and amenities, and within walking distance of the seafront and picturesque Hill Road. Whether you're looking to downsize without compromise, step onto the property ladder, or secure a smart investment, this home offers an excellent opportunity to enjoy the very best of Clevedon living.



Contemporary ground-floor apartment just moments from Clevedon town centre, offering high-quality finishes, open-plan living and exceptional convenience for modern lifestyles.



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 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is good outdoor and variable in-home. 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

250 year lease from 01.01.2020

Service Charge = £1,981 pa (this does not include building insurance)

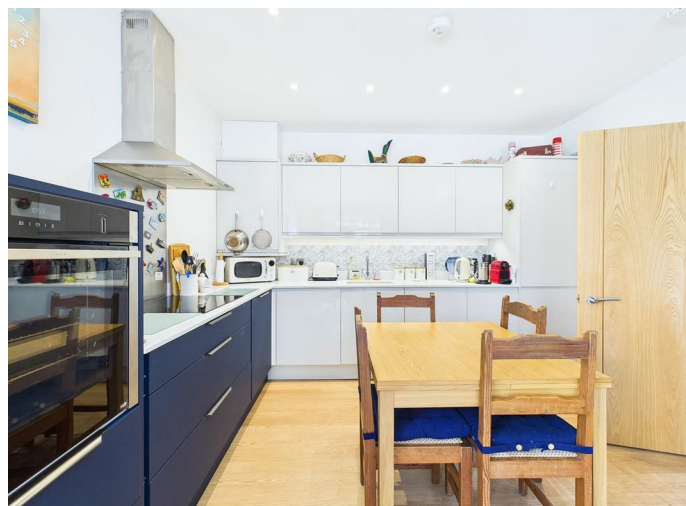
Ground Rent - to be confirmed

The lease permits pets with Management consent

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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