

Hill Road Clevedon BS21 7NE

£375,000

marktempler

RESIDENTIAL SALES





**Property Type**  
Flat - Retirement



**How Big**  
1236.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
2



**Warmth**  
Electric Heating



**Parking**  
Residents Parking



**Outside**  
Garden to Rear



**EPC Rating**  
C



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Leasehold - Share of Freehold

This individual penthouse apartment enjoys far-reaching vistas over Clevedon, the Mendip Hills, the Bristol Channel, and the Welsh coastline. Averill Court is for those over 60 and occupies an enviable position along Hill Road, perfectly placed for easy access to Clevedon's many shops, restaurants, and cafés.

This unique residence delivers a truly elevated lifestyle — spacious, light-filled, and designed to make the most of its remarkable panoramic outlook that transforms with the seasons. The interior is thoughtfully arranged over two levels, and has been beautifully upgraded, and also features a dedicated lift between both floors, ensuring ease of access throughout.

The accommodation includes a bright and expansive living room, ideal for relaxing or entertaining against the backdrop of ever-changing views, which flows seamlessly into a separate dining area for effortless hosting. The well-appointed contemporary kitchen provides excellent functionality, complemented by a remote-controlled skylight and a separate utility room offering valuable storage and laundry space — a rare advantage in apartment living.

There are two generous double bedrooms, and a modern shower room. The principal bedroom enjoys a sense of luxury with a walk-in wardrobe, direct access to the outdoor space, and an en-suite shower room. The second bedroom, equally well-proportioned, includes a built-in wardrobe.

Unusually for a penthouse, there is also a small outdoor area, accessed via one of the bedrooms — the perfect spot for a morning coffee or a potter. Offered with no onward chain, this exceptional home promises a seamless move into one of Clevedon's most desirable locations.



An outstanding, two-bedroom penthouse apartment offering far-reaching views and centrally located on Hill Road, Clevedon

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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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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, 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 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

Over 60's

999 year lease from 01/04/1994

Share of Freehold

Service Charge = £3,122.88 pa (including water and sewerage)

The lease does not permit pets

The lease does not permit letting

Holiday lets/Air BNB are not permitted

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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