

Highdale Road Clevedon BS21 7LW

£310,000

marktempler

RESIDENTIAL SALES





	Property Type	Apartment
	How Big	708.00 sq ft
	Bedrooms	1
	Reception Rooms	2
	Bathrooms	1
	Warmth	Gas Central Heating
	Parking	Allocated Space
	Outside	Front Garden
	EPC Rating	D
	Council Tax Band	B
	Construction	Standard Grade II Listed
	Tenure	Leasehold

This ground-floor garden apartment, set within a beautiful Grade II listed building, has been meticulously renovated to exude luxury while maintaining its period features. The contemporary fittings blend seamlessly with the traditional elements, creating a unique and stylish living space. The accommodation has been redesigned to offer fabulous room proportions connected by spacious hallways, providing a sense of flow and openness throughout the apartment.

The highlight of this apartment is the stunning kitchen, which serves as the heart of the home. The large central island with wood block worktops not only provides a functional workspace but also doubles as a social seating area for guests. The kitchen is equipped with built-in appliances and a blend of tiled and solid oak flooring, adding to the overall elegance of the space. Additionally, the kitchen provides access to the rear small courtyard and a cosy snug, which could potentially be converted into a second bedroom to suit the needs of the residents.

The apartment also features a formal sitting room with a double glazed sash window and a feature fireplace, adding character and charm to the living space. The bathroom is equally impressive, boasting a large inset mirror and a modern white suite. The double bedroom completes the accommodation, offering a comfortable and inviting space to unwind.

Outside, the apartment offers a private outdoor space on the front South aspect, with a veranda providing a covered seating area and a lawn with mature hedges. Additionally, there is a communal bin store and allocated parking accessible via steps to the side of the building or by vehicles from Park Road, ensuring convenience for residents.



Meticulously renovated to exude luxury while maintaining its period features



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

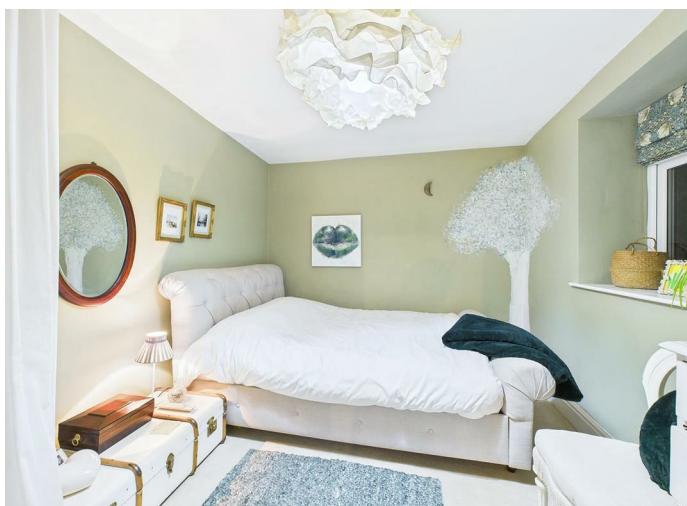
Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

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, 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 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

999 year lease from 29.08.1974

Service Charge = £772 pa

Ground Rent = £10 pa

The lease permits pets

The lease permits letting

Holiday lets/Air BNB – 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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