

marktempler

RESIDENTIAL SALES

Coleridge Court, 2 Coleridge Vale Road North Clevedon BS21 6FL  
£210,000

Ground floor retirement apartment



PROPERTY TYPE

Ground Floor Flat



HOW BIG

425sqft



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central heating and  
double glazing



PARKING

Residents' parking



OUTSIDE SPACE

Communal gardens



EPC RATING

C



COUNCIL TAX BAND

B



## welove

- Well presented retirement property
- Spacious accommodation with one double sized bedroom
- Lots of storage space
- Direct access into communal gardens
- Parking on a first come first serve basis
- Benefit of a wonderful community



## ownerslove

*"Wonderful little patio that leads into the communal gardens that catches the afternoon sun. Friendly community within Coleridge Court and a quiet apartment."*



## more details

A wonderfully presented ground floor apartment with private patio and direct access to communal gardens. This fantastic one bedroom property forms part of the ever popular Coleridge Court development built by McCarthy & Stone, exclusively for over 60's residents. In brief the accommodation comprises entrance hall, living/dining room, kitchen and bathroom. The entrance hall benefits from ample cloak cupboard storage and provides access to all principal rooms. The kitchen has been finished to a good standard with an array of wall and base units with complimentary tiling having to all splash prone areas. The bright and light living/dining room enjoys a feature electric fire and patio doors leading into the manicured communal gardens. The bedroom is a well proportioned double room in size with integrated wardrobe space, consisting of a walk in shower cubicle, wc, pedestal sink and vanity unit, the contemporary bathroom has been finished with vinyl flooring and tiling throughout.

Coleridge Court is known for its welcoming community. The centrally located communal lounge is host to a variety of occasions where residents can meet and converse including tea mornings, book clubs and fish and chip nights! There are other really beneficial amenities at your disposal with a guest suite available for visitors plus a communal laundry room. When the sun's out, you're free to use the communal grounds located at the rear of the property overlooking the river.

The building offers the upmost of convenience being a very short walk to Clevedon Town Centre, Curzon Cinema and Lidl Supermarket.

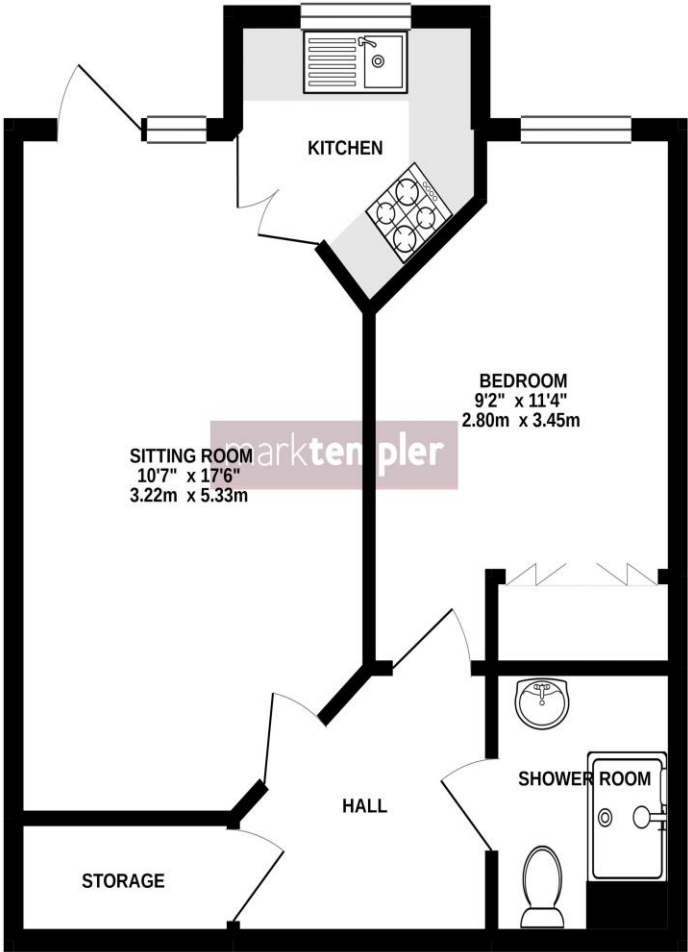


## consider this

*Parking is available on a first come first serve basis.*



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# How to buy this property...

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

- **Proof of identification** - for all individuals who are making the offer – This can be an up to date passport or driving licence.
- **Proof of residence** - for the current address for all individuals who are making the offer – Proof of residence needs to be a bill or official document dated within three months of the date of your offer.
- **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
- **Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily.

As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process.

We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies.

Star Legal - Conveyancing

Referral Fee £180

AB & C Surveyors - Surveyors

Referral Fee £100

Bishop & Co – Mortgage Advisors

Referral Fee 20%

of the net commission received by Bishop and Co

All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge to you.



## the property is close to...

- Clevedon Town Centre's shopping facilities
- Curzon Cinema
- Level walk to Clevedon Seafront
- Clevedon Library
- Sunnyside Doctors Surgery



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.