



14 ALEXANDRA COURT

Clevedon, BS21 7PZ

Price £209,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

FANTASIC LOCATION! Overlooking the delightful Alexandra Gardens and on the doorstep of Hill Road, this retirement apartment has it all. With lift access, a house manager and 24 hour care system it offers great peace of mind. There is a stylish kitchen and bathroom, two bedrooms and open plan living space. Externally there are well manicured gardens to enjoy along with allocated spaces available on a first come first serve basis. There is additional storage available. An internal viewing is highly recommended.

Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

Local Authority

North Somerset Council Council Tax Band: C
 Tenure: Leasehold
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Entrance

There are two communal doors leading to the communal entrance, there is an entry phone system, stairs rising to all levels and lift access.

Entrance Hall

17'1" × 3'2" (5.21m × 0.97m)

The apartment is located on the second floor, with door to apartment itself. Double storage cupboard, pull cord system, doors to all rooms.

Open Plan Living Area

19'6" × 13'7" (5.94m × 4.14m)

A fantastic open plan room with two rear aspect double glazed windows (one bay) enjoying views over Alexandra Gardens the local park, smooth ceiling with inset spotlighting throughout and vinyl flooring throughout open plan living space. Lounge area - with television point, wall mounted Dimplex heater. Kitchen area - A stylish fully fitted kitchen with a range of eye and base level units with granite work surfaces over, inset sink and drainer unit, integral dishwasher, washing machine, tall fridge and separate freezer. Fitted electric double oven (top being a microwave option), four ring Neff induction hob with extractor hood over, under unit lighting, island with granite worktops and units under, pull out larder.

Bedroom One

10' × 6'5" (3.05m × 1.96m)

Side aspect double window, fitted wardrobes, wall mounted Dimplex heater.

Bedroom Two

10'5" × 10' (3.18m × 3.05m)

Side aspect double window, wall mounted Dimplex heater.

Bathroom

8'6" × 5'10" (2.59m × 1.78m)

A luxury bathroom suite comprising shower bath with easy access, waterfall head and hand held attachment, WC, vanity wash hand basin, ample storage, wall mounted mirror with light, tall chrome towel rail, shaver point, fully

tilled walls, extractor fan. Airing cupboard housing Megaflo hot water cylinder with shelving.

Communal Grounds

There is an additional storage area available with the use of a tumble dryer at a small fee of 50p and it is located to the side of the building. There are well manicured communal grounds and gardens with seating areas available. There is residents and visitors parking available but not allocated.

Leasehold Information

We have been advised that there is a 999 year lease with a remainder of 961 years. The service charge fee is currently £230.54 per month (2023 / 2024), there is no ground rent payable. This includes the 24 hour emergency care line response system and house manager along with other communal costs. Over 60's.

Material Information *

Additional information not previously mentioned

- Mains electric (smart meter) and water.
- Water meter.
- Electric room heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location











Total area: approx. 57.1 sq. metres (614.8 sq. feet)

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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

