



FLAT 1 19 VICTORIA ROAD

Clevedon, BS21 7RU

Price £244,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious one bedroom ground floor apartment with allocated parking, area of private garden and communal gardens in Mid Clevedon being mid-way between Clevedon Town Centre and Clevedon Seafront. The apartment is presented in fantastic condition and is ready to move into. The accommodation consists of a large sitting room, modern fitted kitchen and stunning bathroom plus a double size bedroom with additional dressing area / office space.

Situation

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Local Authority

Council Tax Band: D
Tenure: Leasehold
EPC Rating:



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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

Covered Entrance

Enter via a lattice gate to front and rear, feature arched ceiling, large built in storage with arched ceiling, built in meter cupboard.

Entrance Hall

Enter via a wooden entrance door, radiator, built in storage cupboard, open plan to:

Kitchen

9'11" × 6'2" (3.02 × 1.88)

Fitted with a range of wall and base level units with work surface over and inset one and a quarter sink bowl and drainer unit, integral fridge and washing machine, built in electric oven and hob with extractor over.

Obscured window into the wardrobe space for borrowed light.

Living Room

18'3" × 14'0" (5.56 × 4.27)

Sash bay window to front, radiator, feature stone fireplace with inset gas coal effect fire with slabbed hearth.

Bedroom

12'7" × 10'10" (3.84 × 3.30)

Sash windows to rear, radiator, built in cupboard with mirrored fronted door housing Worcester gas heating boiler. Open to.

Dressing Area / Study

Radiator, smooth ceiling.

Bathroom

A stunning bathroom fitted with, Franke suite comprising low level stainless steel WC with concealed cistern, inset wash hand basin, heated towel rail, Bristan mixer shower head, mixer taps, bespoke illuminated two person tiled bathtub that can be deep filled for bathing and under floor heating.

To The Front

Outside is an allocated parking space to front. The property is accessed via side gate to the left with own entrance and storage area.

Rear Garden Areas

There is a small private area of garden with mature shrubs and flowers and walling for sole use by flat one. Designated storage area.

There are further grounds with communal gardens laid mainly to lawn with mature shrubs and trees.

Leasehold Information

We have been advised that there is a 999 year lease from 2018 with an annual service charge of £1,600 with no ground rent.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water
- Water meter
- Gas central 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









Ground Floor



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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)

