



APARTMENT 7 7 ELTON ROAD

Clevedon, BS21 7RF

Price £485,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

The Hamptons' is a highly anticipated exclusive development of seven stylish apartments. Managing to retain much of the buildings period charm with the convenience of contemporary open plan living, this two bedroom luxury apartment needs to be viewed internally to appreciate what it has to offer.

The imposing building is situated on Elton Road, a short distance from the iconic Grade II listed Pier and desirable Hill Road where you can enjoy unique shops, cafe's, and restaurants. All apartments have been perfectly thought out and all have outside courtyard areas or balconies, along with landscaped communal grounds and allocated off street parking. Internally the kitchen and bathrooms have bespoke fixtures with integrated appliances. The upper floor apartments enjoy sea views.

Please contact us for a full list of available plots and a price list.

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 Hamptons itself is ideally situated within yards of 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.

The local area

The local area*

0.3 miles – Hill Road

0.3 miles – Clevedon Pier

1.2 miles – Junction 20, M5

* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: New Build

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Leasehold Information

We have been informed that there is a term of 999 years from 2023 with an estimated monthly management fee of £71 for one bedroom apartments and £107 for two bedroom apartments. Pets: Allowed with consent from the management company. Ground rent – N/A. Freehold – Each property will obtain a share of the freehold.

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*Charges may be adjusted.

Agents Note

Under the 1979 Estate Agency Act, we are by law required to inform you that the above property is owned by a shareholder of The Property Group (2010) trading as Mayfair Town & Country.

Reservation Details

All reservations are subject to a £1000 reservation fee (forfeited if purchasers withdraw from the purchase).

Completion Details

Anticipated completion - October 2023.

Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, gas
- Water metered
- Gas 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:

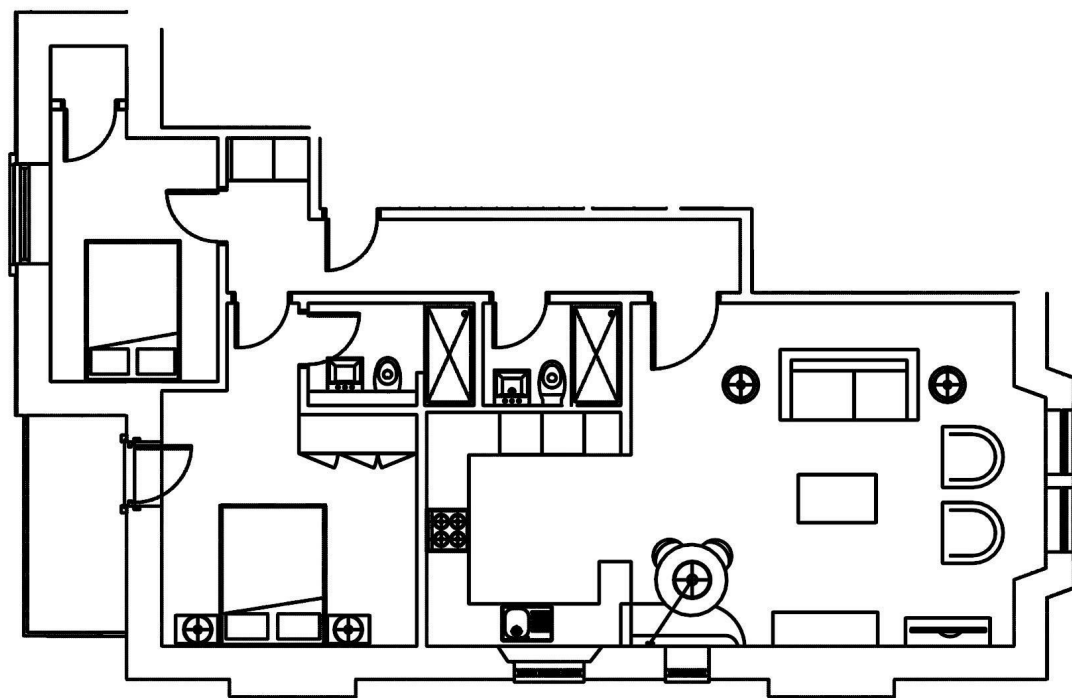
flood-map-for-planning.service.gov.uk/location

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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)

