



## 9 ALEXANDRA COURT

Clevedon, BS21 7PZ

Price £207,500

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to Alexandra Court in Clevedon! This charming first floor retirement flat is a delightful property offering a cosy and convenient lifestyle. Situated in a prime location, this flat boasts open plan lounge and kitchen, two bedrooms, and shower room, making it a perfect space for comfortable living.

Ideal for those looking to downsize or enjoy a peaceful retirement, this property is designed to cater to your needs. The close proximity to amenities ensures that everything you need is just a stone's throw away, making daily errands a breeze.

## 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 Tax Band: C

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
63	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Entrance

With an intercom system, stairs and lift access to the first floor.

## Entrance Hall

With two storage cupboards, one housing panel heater, one night storage heater, vinyl flooring, smooth ceiling, doors to all rooms.

## Open Plan Living

23'3 × 10'1 (7.09m × 3.07m)

Open plan room with side space double glazed window, smooth ceiling throughout, vinyl flooring throughout. Lounge area- television point, night storage heater. Kitchen area- fitted with matching eye and base level units with lighting under, integrated fridge freezer, space and plumbing for washing machine, inset stainless steel induction hob with glass splashbacks, inset electric oven, inset ceramic sink, breakfast island with storage cupboards under.

## Bedroom One

12'8 × 8'11 (3.86m × 2.72m)

Side aspect double glazed window, night storage heater, vinyl flooring, textured ceiling.

## Bedroom Two

12'8 × 6'1 (3.86m × 1.85m)

Side aspect double glazed window, night storage heater, vinyl flooring, textured ceiling.

## Shower Room

Comprising large walk in shower with electric shower overhead, low level WC, vanity hand wash basin, heated towel rail, tiled flooring, half tiled walls, smooth ceiling.

## Leashold Information

We have been advised that there is a 125 year lease with a remainder of 117 years. The service charge fee is currently £242.62 (April 24-March 25), 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 and water.
- Water meter
- Heating 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

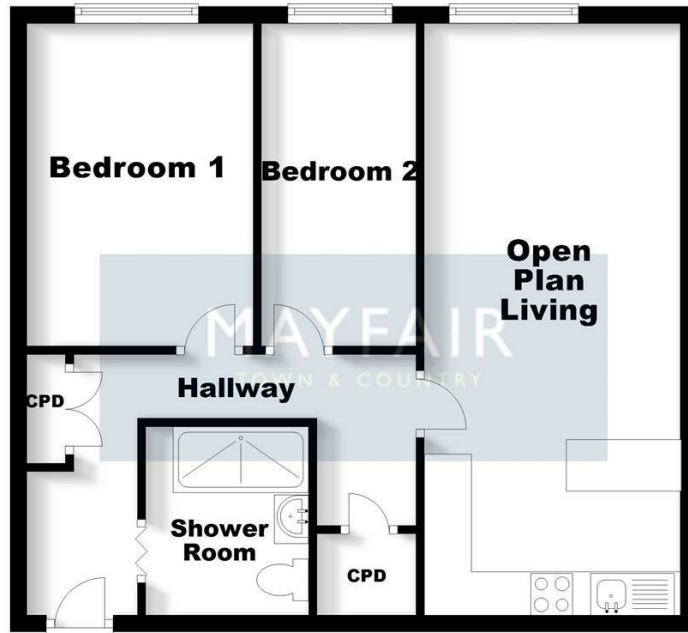








**Ground Floor**  
Approx. 55.4 sq. metres (595.9 sq. feet)



**Total area: approx. 55.4 sq. metres (595.9 sq. feet)**

**For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb**

**Plan produced using PlanUp.**



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

01275 341400

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**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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

