



21 HILL ROAD
Clevedon, BS21 7NE

Price £399,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

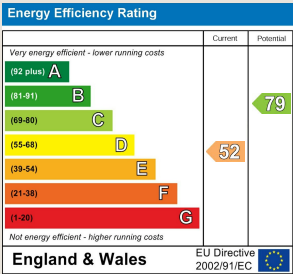
This imposing Grade II Georgian residence is a rare find with a large South West facing terrace overlooking Herbert Gardens and a rear courtyard garden. The apartment is situated on Hill Road so only a short stroll away from the shops, restaurants and cafes. Internally there are two double bedrooms, an impressive lounge with views over Herbert Gardens, 14ft fitted kitchen and bathroom. It oozes character throughout and offers spacious accommodation. An internal viewing is highly recommended to see what this property has to offer.

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: E



PROPERTY DESCRIPTION

Communal Entrance

This fantastic hall floor apartment is accessed via gate from Hill Road (stepped access) leading to communal entrance with stairs to the other apartments.

Entrance Hall

22' x 6'11 (6.71m x 2.11m)

With doors leading to all rooms, double radiator, tiled flooring, dado rail, smooth ceiling with cornice.

Lounge

17'9 x 14'2 (5.41m x 4.32m)

A charming room full of character with large front aspect large sash window with shutters overlooking park and sun terrace, fireplace with wooden surround and slate hearth, dado rail, two radiators, smooth ceiling with cornice, central ceiling rose, wood flooring.

Kitchen

14'8 x 13'7 (4.47m x 4.14m)

Side aspect sash window. Fitted with a range of eye and base level units, inset ceramic sink, space for cooker, space and plumbing for a washing machine, tiled splashbacks, cupboard housing water tank, radiator, floor standing boiler, smooth ceiling.

Bedroom One

16' x 14'7 (4.88m x 4.45m)

Front aspect large sash windows with shutters overlooking park and sun terrace, radiator, cornice to smooth ceiling, central ceiling rose, wood flooring.

Bedroom Two

14'7 x 14' (4.45m x 4.27m)

Rear aspect sash window, dado rail, smooth ceiling, radiator.

Bathroom

Comprising panel enclosed bath, pedestal wash hand basin, low level WC, tiled splashbacks, smooth ceiling.

Sun Terrace

A fantastic bonus to this property is this South West facing large garden terrace, overlooking Herbert Gardens, measuring approximately 50ft enclosed by iron railings. A perfect spot to enjoy relaxing!

Courtyard Garden

There is a side access gate that leads to the side and rear of the building, there is a quaint courtyard garden set back into the rock face.

In addition, there are extensive cellars divided and allocated to each flat.

Leasehold Information

We have been advised that there is a 999 year lease with a remainder of 951 years. There is an annual share of insurance of £638.04 alongside accountancy fees, communal electricity and fire safety totalling approximately £70 per month (all subject to change). The management company is run by the four flat owners and all own an equal share of the freehold. We understand the lease doesn't allow for holiday lets or Airbnb. Lease allows for pets with consent. The freeholders form the management company.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water.
- 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





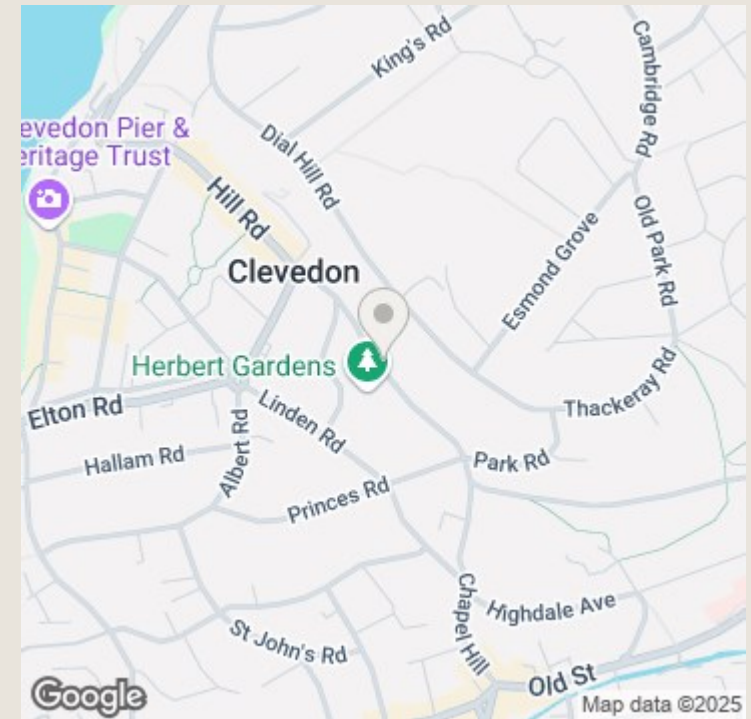






Total area: approx. 102.4 sq. metres (1101.8 sq. feet)

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.
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:
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

