



23 ALEXANDRA COURT GARDENS ROAD

Clevedon, BS21 7PZ

Price £207,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This retirement apartment is situated in Alexandra Court which is conveniently placed close to local amenities and offers lift access to upper floor apartments. This delightful property boasts open plan lounge and kitchen, two bedrooms, and shower room. The close proximity to amenities ensures that everything you need is just a stone's throw away and 24 hour emergency care line response system and house manager is also available.

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.

The local area

The local area*

0.1 miles - Hill Road

0.4 miles - Clevedon Pier

0.6 miles - Town Centre

1.3 miles - Junction 20, M5

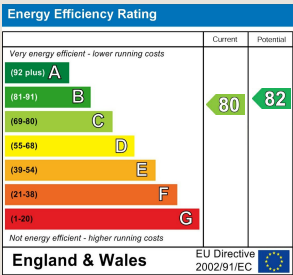
* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Communal Entrance

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

Entrance Hall

With two storage cupboards, one housing water heater, wall mounted pull cord system, doors to all rooms.

Open Plan Living

23'3 x 10'1 (7.09m x 3.07m)

Open plan room with side aspect double glazed windows with lovely views of Alexandra Gardens, two night storage heater, television point. Kitchen area - Fitted with a range of eye and base level units, space for fridge freezer, space and plumbing for washing machine, inset stainless steel oven and hob, inset stainless steel sink.

Bedroom One

12'8 x 8'11 (3.86m x 2.72m)

Side aspect double window overlooking Alexandra Park, textured ceiling.

Bedroom Two

12'8 x 6'1 (3.86m x 1.85m)

Side aspect double glazed window, textured ceiling.

Shower Room

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

Leasehold 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.

Agents Note

The apartment has been freshly decorated and recarpeted throughout.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- Night storage 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

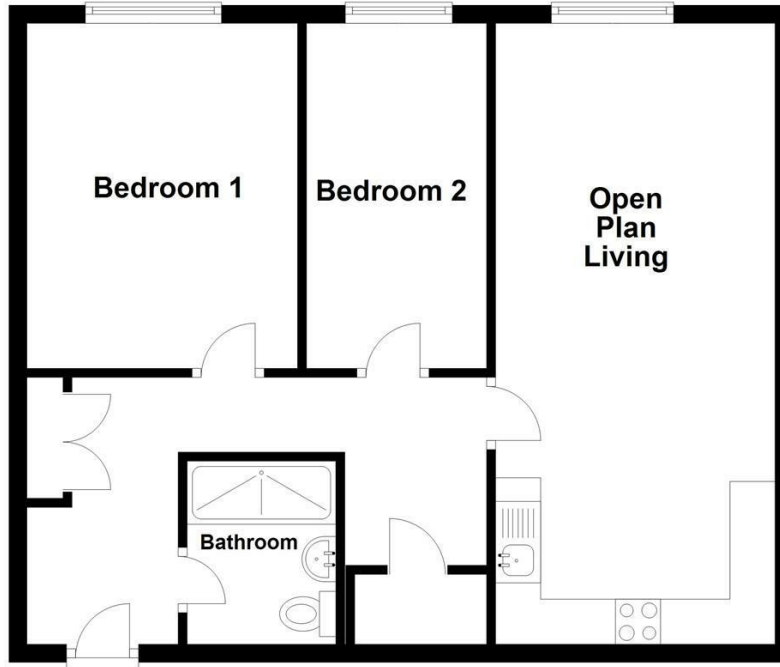
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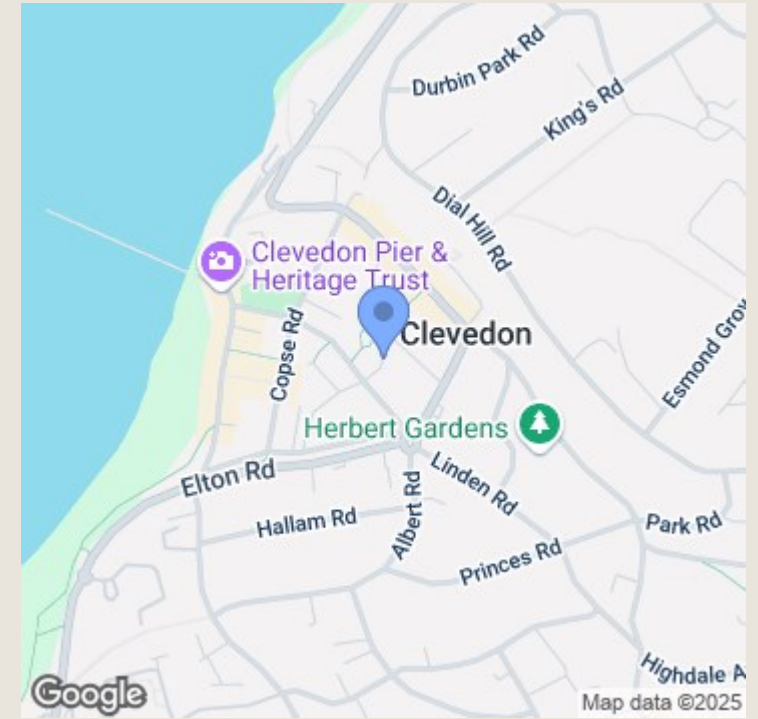




Ground Floor



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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:
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

