



FLAT 1 CLAREMONT HALL

Clevedon, BS21 7LW

Asking Price £390,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming hall floor flat in an elevated position of Mid Clevedon. Located in an iconic Grade II listed building is this beautiful two bedroom home. The internal accommodation comprises of a large lounge/dining room to the front, featuring a lovely bay window with fantastic views across Clevedon towards the Mendip Hills, this then leads into a contemporary fitted kitchen. The bedrooms are to the rear and are both of double size with built in storage space. There is a modern bathroom suite with rainfall shower. There is a private tranquil courtyard garden with plenty of seating and relaxing space plus it is easy to maintain. Further benefits include a private storage room and allocated parking for one car as well as a number of visitor spaces.

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*

0.4 miles - Hill Road

0.6 miles - Clevedon Pier

0.4 miles - Town Centre

1.1 miles - M5 Junction

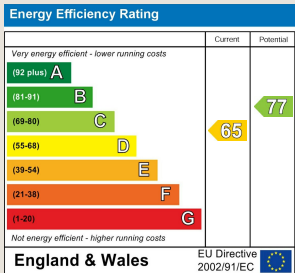
* Distances are approximate & sourced from Google Maps

Local Authority

Council Tax Band:

Tenure: Leasehold

EPC Rating: D



PROPERTY DESCRIPTION

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

HALLWAY

Via front entrance door, doors to all rooms.

LOUNGE/DINING ROOM

20'0" × 17'8" (6.1 × 5.4)

Large bay window with fantastic elevated view over Clevedon Front, living flame gas fire, with ornate surround and mantelpiece, radiator, wooden flooring.

KITCHEN

10'2" × 6'6" (3.1 × 2.0)

Fitted with a range of eye and base level units with under counter lighting, inset bowl sink, integral electric oven and separate gas hob, integrated washing machine and dishwasher, space for fridge freezer.

BEDROOM ONE

11'9" × 8'2" (3.6 × 2.5)

Rear aspect glazed door to courtyard garden, radiator, wooden flooring, built in wardrobes

BEDROOM TWO

9'6" × 9'2" (2.9 × 2.8)

Rear aspect window overlooking courtyard garden, radiator, wooden flooring, built in wardrobe

BATHROOM

Comprising modern panel enclosed bath with shower attachment and raindrop shower over, low level WC, heated towel rail, cabinet with shaver point, radiator, tiled flooring.

COURTYARD GARDEN

Private and tranquil with plenty of room for seating and relaxing. Easy maintenance

Leasehold Information

We have been advised there is a 999 lease from 1990 with a £50 ground rent. The service charge is £1962.01 per annum

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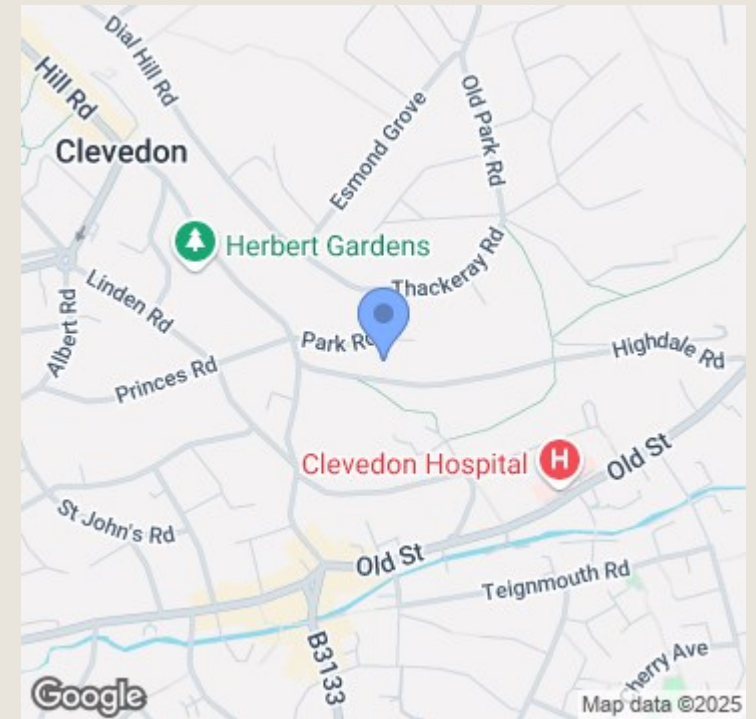








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Plan produced using PlanUp.



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

