



10 HILL ROAD

Clevedon, BS21 7NZ

Price Guide £270,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

GUIDE PRICE £270,000 - £280,000

A charming apartment located on Hill Road in the picturesque town of Clevedon. This delightful flat boasts a prime location, offering a tranquil and scenic setting for its future residents. A lovely two bedroom apartment within a beautiful converted Edwardian building. Overlooking the ever popular Hill Road with all it cafes, boutique shops and restaurants. The building has communal lift and has parking also. The property is offered for sale with NO ONWARD CHAIN

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, Alexandra Gardens and on Hill Road itself 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*

0.0 miles - Hill Road

0.7 miles – Clevedon Town Centre

0.1 miles – Clevedon Pier

1.3 miles – Junction 20, M5

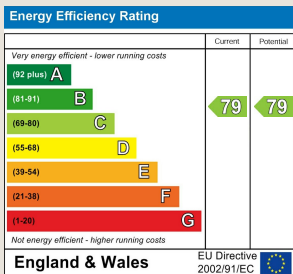
* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hallway

Entrance door, Entry door system, Doors to all rooms

Open Plan Living Area/Kitchen

13'10 x 22'2 (4.22m x 6.76m)

Living Area - Sash window to front overlooking Hill Road, TV point,

Kitchen - Range of fitted wall & base units with Corian roll edge work surface, breakfast bar, built in NEFF appliances (dishwasher, washing machine, fridge/freezer, oven and hob)

Master Bedroom

12'2 x 11'8 (3.71m x 3.56m)

Well proportioned and include bespoke built in wardrobes, Sash window overlooking Hill Road

Bedroom Two

9'2 x 13'4 (2.79m x 4.06m)

Built in wardrobe , Sash window to front

Bathroom

Luxury Four Piece Bathroom Suite comprising bath, shower cubicle, low level W.C and pedestal wash hand basin. Obscure window to side

Material Information

Additional information not previously mentioned

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

Leasehold Information

We have been informed the lease is 999 years from 1st April 2015

Service Charge £2000 per annum

Ground Rent £259 per annum

Pets allowed subject to prior consent

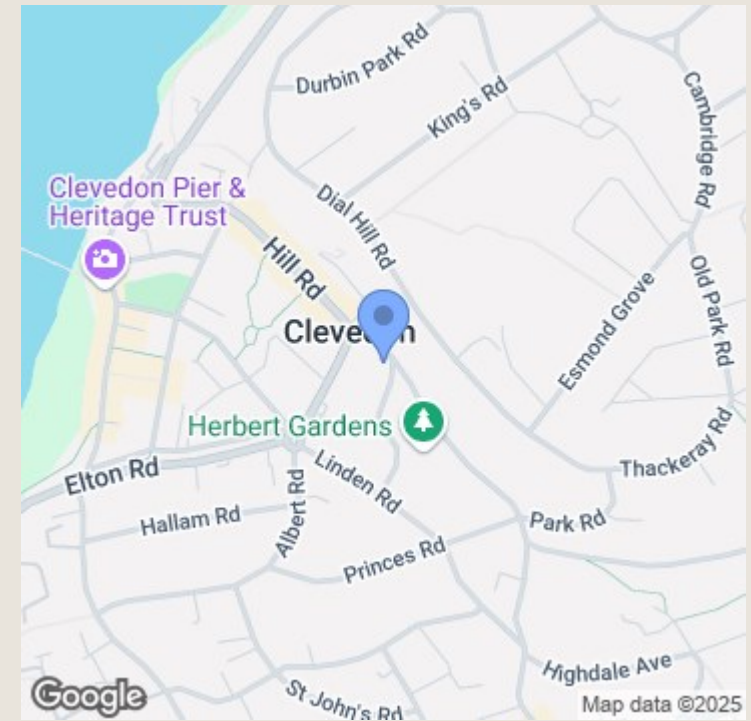
PROPERTY DESCRIPTION







Ground Floor



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

