



**16 STONEBRIDGE**

Clevedon, BS21 5BZ

**Price £89,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Located in a quiet cul-de-sac of Stonebridge, Clevedon, this first-floor studio flat presents an excellent opportunity for first-time buyers or savvy investors. The property features a well-proportioned reception room that seamlessly combines living and sleeping spaces, creating a versatile environment that is both functional and inviting.

The studio includes a bathroom and walk in wardrobe area ensuring convenience and comfort for everyday living. This property also benefits from of this property is the allocated parking. Residents will appreciate the ease of access to local amenities, with a supermarket just a stone's throw away, making daily errands a breeze. Furthermore, the proximity to the motorway provides excellent transport links for those commuting or exploring the wider region.

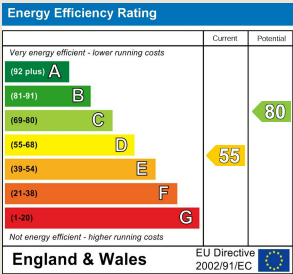
This studio flat is not only a practical choice but also a fantastic investment opportunity, given its prime location and appealing features. Whether you are looking to step onto the property ladder or expand your investment portfolio, this studio flat in Clevedon is certainly worth considering.

## 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    Council Tax Band: A  
Tenure: Leasehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Living Area

14'8 x 8'7 (4.47m x 2.62m)

Double Glazed window to front aspect, TV point, electric panel heater, doors to

## Kitchen

8'8 x 5'10 (2.64m x 1.78m)

Double glazed window to side aspect, Range of wall and base units with roll edge work surfaces, stainless steel sink unit, space for washing machine, fridge freezer and electric cooker, built in storage cupboard

## Walk In Wardrobe/Storage Room

8'8 x 3'11 (2.64m x 1.19m)

Hanging rail

## Shower Room

6'5 x 4'3 (1.96m x 1.30m)

Three piece suite comprising Shower cubicle, low level W.C. and pedestal wash hand basin

## Leasehold Information

We have been advised that there is a 120 year lease with a remainder of 76 years. The maintenance charge fee is approximately £58.00 per annum, and the ground rent is £108 per annum which will be reviewed in 2044.

## 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:

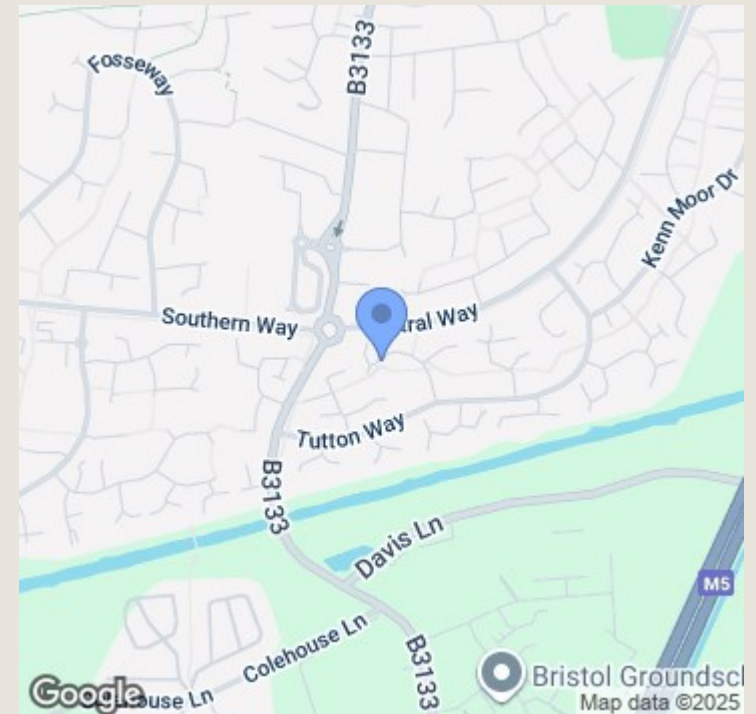
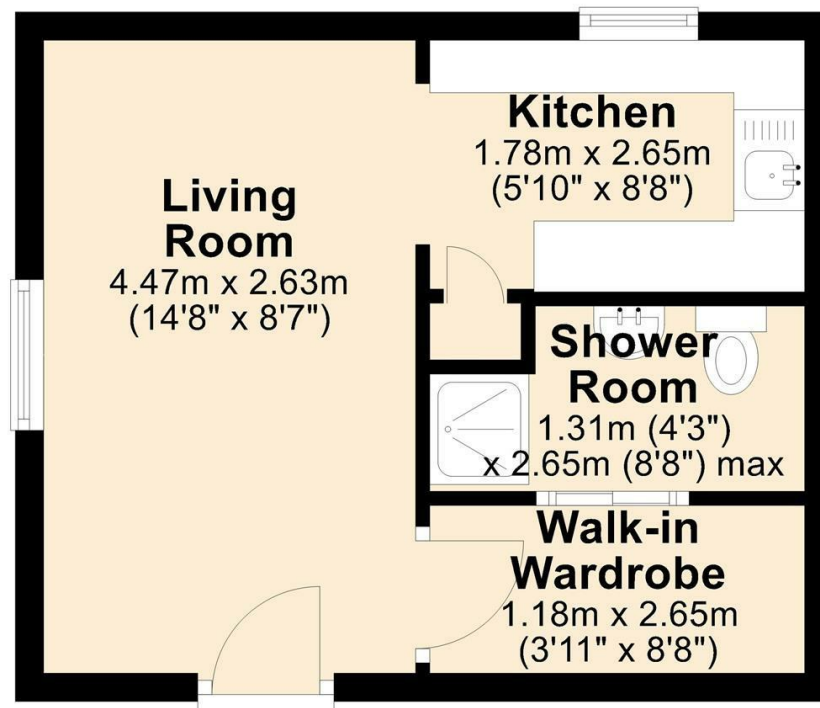
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

## Ground Floor



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

**01275 341400**

[clevelandon@mayfairproperties.net](mailto:clevelandon@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

