50 Old Church Road Clevedon BS21 6NW

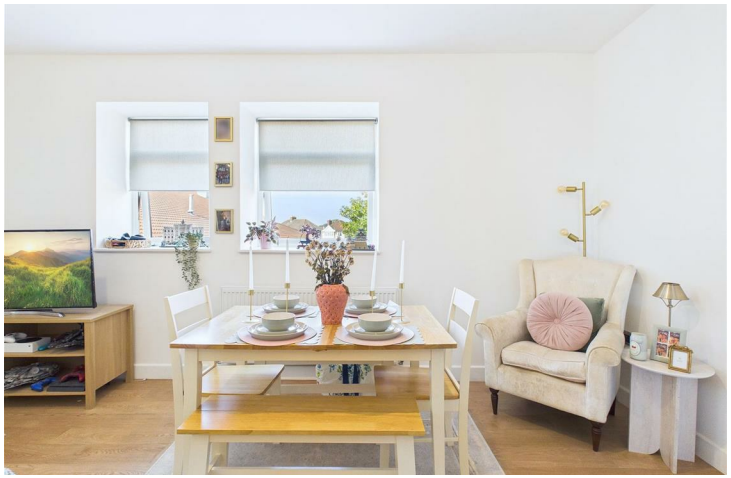
£184,950

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
519.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Space

Outside
Communal Grounds

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

Positioned on the first floor of the contemporary Waverley House development, Apartment 10 offers beautifully presented accommodation in the heart of Clevedon. Converted in 2021, the building seamlessly combines modern design with the comfort and efficiency of contemporary living. Residents enjoy the convenience of lift access to every floor, an allocated parking space and a secure communal bike store, making it an excellent choice for first-time buyers, professionals, downsizers and investors alike.

The apartment has been thoughtfully designed to maximise both space and natural light. A welcoming entrance hall leads through to the impressive open plan living area, creating a bright and sociable space perfectly suited to modern lifestyles. The stylish fitted kitchen features sleek quartz worktops and a range of integrated appliances, blending practicality with contemporary design while flowing seamlessly into the lounge and dining area. The double bedroom provides comfortable accommodation, while the spacious bathroom is a particular feature of the property, offering both a walk-in shower and a separate bath, providing flexibility rarely found in apartments of this style.

Outside, the property benefits from an allocated parking space together with access to a secure residents' bike store. Waverley House is ideally positioned just moments from Clevedon's vibrant town centre, placing an excellent selection of independent shops, cafés, restaurants and everyday amenities within easy walking distance. The town's beautiful seafront, Victorian Pier and Marine Lake are also close by, while convenient access to the M5 makes commuting to Bristol and beyond straightforward.

An excellent opportunity to purchase a contemporary, low-maintenance home in one of Clevedon's most convenient locations. Finished to a high standard throughout and ready to move straight into, it offers an outstanding combination of style, practicality and lifestyle.





"A stylish modern apartment offering generous living space and exceptional convenience in the heart of Clevedon."





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.







Material Information

UTILITIES
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

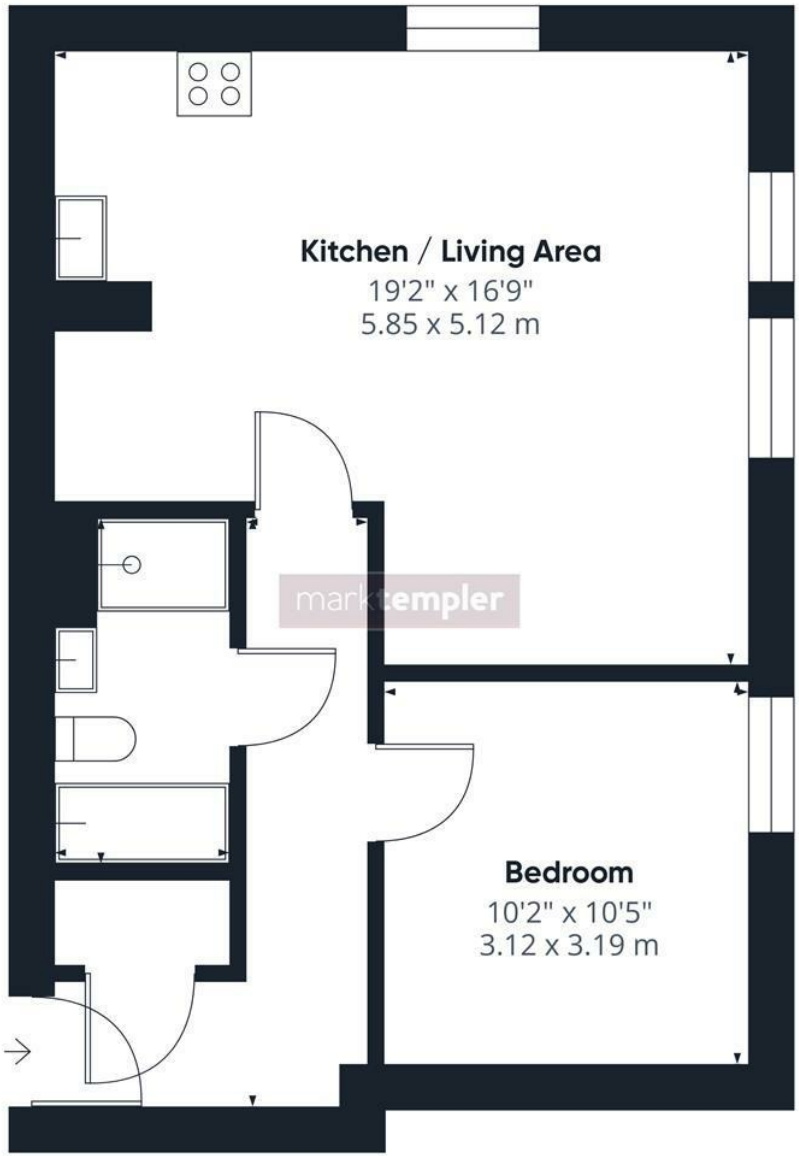
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION
250 year lease from 01/01/2020
Service Charge = paid every six months £1076.56 (£2153.13 per year)
Ground Rent = £175 per year
The lease permits pets with management consent
The lease permits letting
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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The Property Ombudsman

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