

Western Court Clevedon BS21 7NH

£124,950

marktempler

RESIDENTIAL SALES





**Property Type**  
Flat



**How Big**  
602.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Electric



**Parking**  
Allocated Space



**Outside**  
Communal



**EPC Rating**  
D



**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Leasehold

A spacious and well-proportioned two-bedroom flat positioned within Western Court on Chapel Hill, Flat 13 presents an excellent opportunity for first-time buyers, downsizers or investors alike and is offered to the market with no onward chain. Although now requiring some modernisation, the property provides fantastic potential to create a comfortable and stylish home in a highly convenient central location. The building also benefits from lift access within the communal hallways. Enjoying pleasant views across the well-maintained communal grounds, the flat is ideally situated within easy reach of Clevedon's Town Centre, Hill Road and the iconic seafront.

The accommodation begins with a welcoming entrance hallway providing access to useful built-in storage cupboards and the principal rooms. The living space is light and airy, with the living room flowing openly into the kitchen to create a sociable and practical layout. Both areas enjoy attractive views over the communal gardens, helping to create a peaceful setting. There are also two well-sized double bedrooms and a family bathroom, with the overall layout offering comfortable and versatile living throughout.

Outside, the property benefits from an allocated undercroft parking space together with additional communal visitor parking. The communal grounds surrounding Western Court are attractively maintained, with established gardens and seating areas providing residents with a pleasant environment to relax and enjoy.

Perfectly positioned between Clevedon Town Centre, Hill Road and the iconic seafront, the property enjoys easy access to a wide range of independent shops, cafés, restaurants and coastal walks. This highly convenient setting makes the flat equally appealing as a permanent residence, lock-up-and-leave property or investment opportunity.



“An affordable home with fantastic potential in the heart of Clevedon.”

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £12 (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, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is good outdoor and variable in the 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

New 999 year lease

Service Charge £191.68 pcm

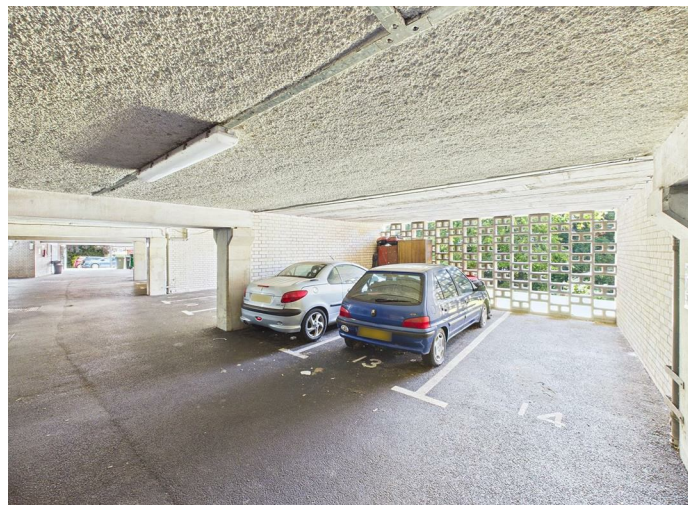
Ground rent £0

The lease permit pets

The lease permits letting

Holiday lets/Air BNB – Not permitted

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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