



Flat 2, 39 Victoria Road

Clevedon, BS21 7SB

£1,350 PCM

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Mayfair Town and Country are delighted to bring to the market this stylish and well-presented two-bedroom apartment, ideally situated on the sought-after seafront in Clevedon.

The property has been modernised throughout to a high standard and offers a spacious living accommodation. The apartment comprises a welcoming entrance hall, a bright open-plan lounge and kitchen area, a modern bathroom fitted with a shower over the bath, and two well-proportioned bedrooms and benefits from off-road parking.

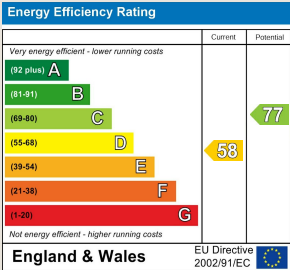
Please apply through the website, we do not accept telephone applications.

Council Tax - A  
 EPC - D  
 Rent: £1,350.00  
 Deposit: £1,557.00  
 Holding Deposit: £311.40

Material Information - We have been advised the following:  
 Gas- Mains  
 Electricity- Mains  
 Water and Sewerage- Bristol and Wessex Water  
 Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
 Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at

Deposit: £1,557  
 Furnishing: Unfurnished

**Local Authority**  
 North Somerset Council Tax Band: A  
 Tenure:  
 EPC Rating: D



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

**01275 341400**

[clevedon@mayfairproperties.net](mailto:clevedon@mayfairproperties.net)

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

