



HALLAM HOUSE, 11 ELTON ROAD

Clevedon, BS21 7RF

Price £610,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

## STUNNING VIEWS & PERIOD FEATURES

This elegant, period, hall floor apartment impresses with its ornate cornicing, ceiling roses, and stunning fireplace. The apartment comprises of an impressive living room which exudes charm and character and has french doors that lead out to the sun terrace overlooking Clevedon Seafront and the Pier. There is a separate dining room/second bedroom, an impressive fully fitted kitchen with feature island and a large fitted bathroom suite. These are complemented by a master bedroom with built in wardrobe and en-suite bathroom, a utility room and a large study. There is also a separate garage and off street parking. Located within walking distance of the independent shops, cafés and restaurants of Hill Road and overlooking Clevedon's picturesque seafront, this property combines peaceful living with immediate access to one of the town's most desirable and vibrant neighbourhoods. The property is also sold with no onward chain.

## Situation

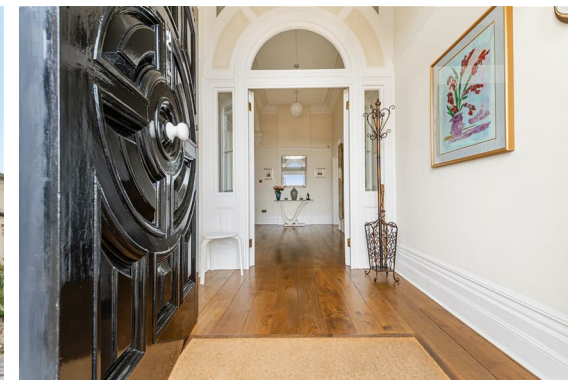
Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic Grade II listed Pier 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 Tax Band: D

Tenure: Leasehold

EPC Rating: D



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      | 75        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

# PROPERTY DESCRIPTION

There are few properties that will make you say 'Wow!' when you view them but this is one of them.

Enjoying a spectacular position it is a beautifully situated Hall floor apartment with the rare benefit of a private sun terrace, garage and off street parking. Offering sweeping views across the Bristol Channel, Clevedon's historic pier, and the distant Welsh hills beyond.

Part of a handsome property, this elegant apartment combines period architecture and modern home features, offering buyers the chance to create a beautiful coastal home in one of the town's most desirable locations.

## Entrance Vestibule

7'5 × 7'5 (2.26m × 2.26m)

## Reception Hall

### Bedroom 1

15 × 12'5 (4.57m × 3.78m)

### Dining Room / Bedroom 2

14'11 × 21'5 (4.55m × 6.53m)

### Sitting Room

16'1 × 23'1 (4.90m × 7.04m)

### Kitchen

17'1 × 16'3 (5.21m × 4.95m)

### Study

11'6 × 4'9 (3.51m × 1.45m)

### Utility

5'2 × 7'3 (1.57m × 2.21m)

### Toilet

8'8 × 5'8 (2.64m × 1.73m)

### Toilet

8'8 × 6'6 (2.64m × 1.98m)

### Terrace

40'6 × 7'10 (12.34m × 2.39m)

### Garage

14'3 × 7'7 (4.34m × 2.31m)

The garage and parking space are owned by Freehold and have been assigned for use by Flat 2 since 2006

### 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

### Lease Details

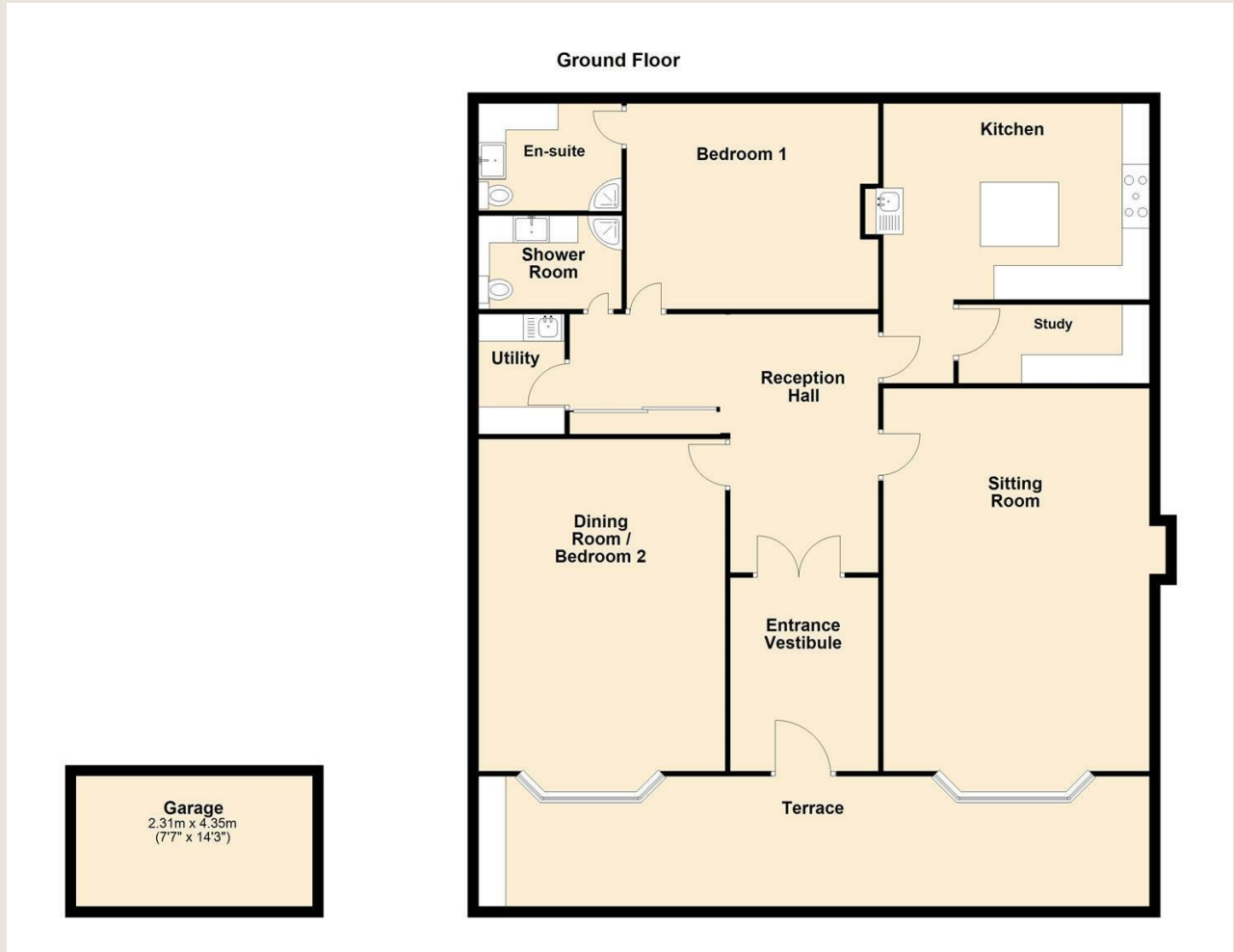
Length of lease 999 from (year) 1996. The property has a service charge of £1,000 per annum.











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

