Highdale Road Clevedon BS21 7LW | **£239,950**

marktempler
RESIDENTIAL SALES

Property Type
Apartment

How Big
639.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Space

Outside
None

EPC Rating
D

Council Tax Band
B

Construction
Grade II Listed

Tenure
Leasehold

Claremont Hall is an impressive period building set along Highdale Road in the highly regarded hillside area of Clevedon, within easy reach of the ever-popular Hill Road. This first-floor apartment enjoys a wonderful sense of scale and character, combined with far-reaching views across the town towards the Mendip Hills and Crook's Peak. Offered with no onward chain, it presents an appealing opportunity for those seeking a well-located home with both charm and convenience.

The accommodation is arranged around a welcoming hallway that leads through the apartment. The living room sits to the front of the property, enjoying a bright south-facing aspect with a striking bay window that draws in natural light and frames the elevated outlook. A feature fireplace adds a focal point to the room, enhancing its warmth and character. The kitchen is neatly recessed off the rear wall, designed to be practical yet discreet within the living space. Two well-proportioned double bedrooms continue along the hallway, offering comfortable and versatile accommodation, complemented by a centrally located bathroom.

Externally, the property benefits from an allocated parking space along with additional visitor parking, a valuable advantage in this sought-after hillside position. The communal entrance to Claremont Hall is particularly striking, with an impressive triple-height hallway and an elegant cantilevered staircase wrapping around the original architectural features, setting the tone for the building's character and heritage.

Positioned within one of Clevedon's most desirable residential areas, the apartment is ideally placed for access to coastal walks, independent shops, cafés, and everyday amenities, while also offering excellent connections for commuting.

In conclusion, this is a charming and well-located apartment that combines period character, generous proportions, and far-reaching views, all within a landmark building in a prime hillside setting.

“A home with height, light, and timeless Clevedon charm.”

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

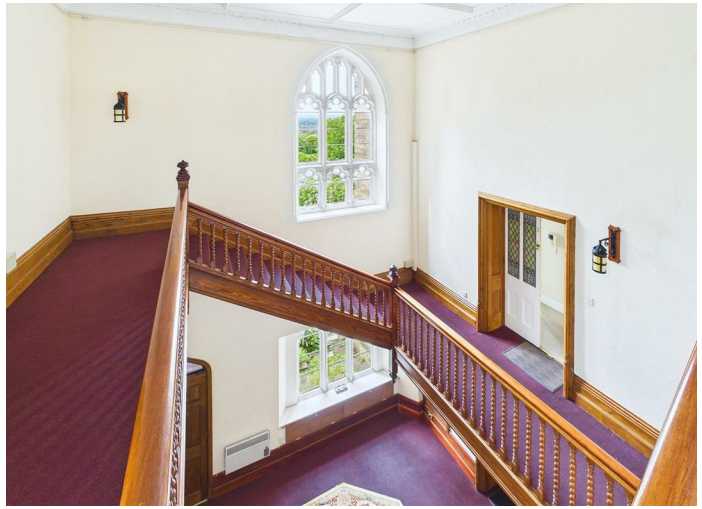
Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original 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, gas, water and drainage.

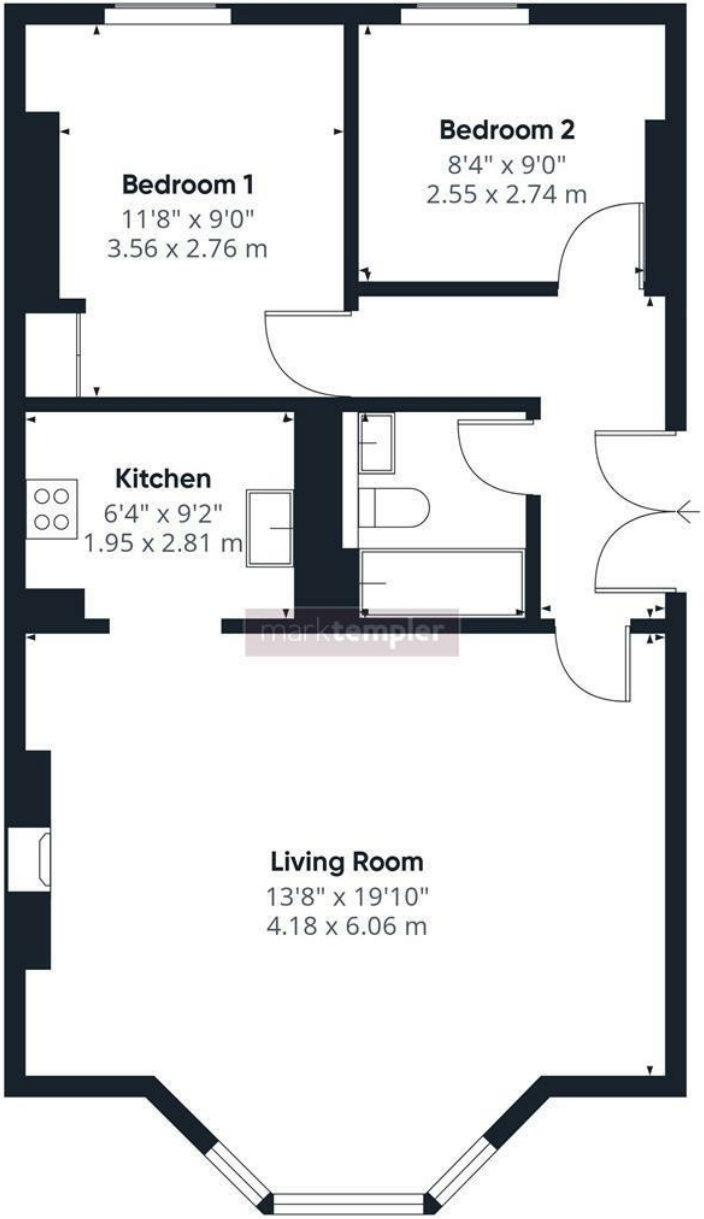
BROADBAND AND MOBILE COVERAGE
Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.
You may be able to obtain broadband service from fixed wireless access providers covering this area – EE, Three
Mobile coverage is good outdoor and in-home. 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.

LEASEHOLD INFORMATION
999 year lease from 01.01.1990
Service Charge = £3,000 pa
The lease permits pets
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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube



The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.