

Elton Road Clevedon BS21 7QZ

£395,000

marktempler

RESIDENTIAL SALES





Property Type
Groudn Floor Flat



How Big
883.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Electric



Parking
Allocated Carport



Outside
Communal Grounds



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

Positioned in a prime location within the highly regarded Oaklands development, this impressive ground floor apartment enjoys panoramic views across the Bristol Channel and towards Clevedon Pier and promenade. The setting offers the best of coastal living, just a short walk from Hill Road's range of independent shops, cafés and restaurants, as well as the open spaces of Salthouse Fields and the picturesque Poets Walk.

The apartment is accessed via a communal security entrance and well-maintained communal hallway, with a private rear entrance from Victoria Road leading to a covered carport featuring an electric vehicle charging point. There is also ample visitor parking available and exceptional communal grounds that surround the property.

Once inside, a welcoming hallway with built-in storage cupboards leads through to a dual-aspect living room, bathed in natural light and enjoying direct access to a patio area and the beautifully kept gardens. The living space connects to a separate modern kitchen, fitted with a range of cupboards, generous worktop space and integrated appliances including a fridge/freezer, dishwasher and washing machine. There are two generous double bedrooms, both benefiting from built-in storage and lovely views, along with a modern, well-appointed shower room.

With its unbeatable location, thoughtful layout, and outstanding views, this apartment is an excellent opportunity for those seeking easy, elegant living by the sea.



Stylish ground floor apartment with panoramic sea views, private parking, modern interiors, and prime Clevedon location near shops and coastline.



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 1000 Mbps and highest available upload speed 100 Mbps.

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 3.11.1975

Service Charge = £2,712 pa reviewed annually

Ground Rent = £0 pa

The lease does not permit pets

The lease permits letting.

The development is Managed by Eaton Bevins.

The lease does not permit Holiday lets/Air BNB

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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