



16B MARINE PARADE

Clevedon, BS21 7QS

Asking Price £295,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A stunning ground floor apartment occupying a superb waterside location that offers unobstructed Channel views and of Clevedon's famous Grade I listed pier. This property is generously proportioned and benefits from a kitchen with integrated appliances, spacious lounge/dining room with log burning stove, master bedroom with en-suite, occasional bedroom and luxury family bathroom. Offered to the market with no onward chain, an internal viewing is essential.



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

Council Tax Band: B
Tenure: Leasehold
EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance

Via communal entrance door into a lobby area which immediately sets the tone for the property, with it's gracious stained glass inserts and sweeping staircase.

Entrance to Apartment

Solid wood door giving access to:

Entrance Hall

With feature stone wall, storage cupboard.

Lounge/Diner

21'7" × 14'9" Into Bay window (6.58 × 4.50 (6.57 × 4.49) Into Bay window)

This elegant room benefits from a wood burning stove with beautiful marble surround, tv point, solid timber double glazed sash bay window with window seat offering unobstructed views across the Bristol Channel and towards Clevedon Pier.

Kitchen

11'9" × 7'11" (3.58 × 2.41)

With solid timber double glazed sash window overlooking the Channel. The beautifully equipped kitchen features a range of quality base units with marble work surfaces over to include a stainless steel sink unit, AEG stainless steel oven with matching gas hob and extractor over, AEG integrated dishwasher, washing machine and fridge freezer. White brick style tiling to splash-back areas and wall mounted gas combination boiler.

Master Bedroom

19'8" × 12'5" (5.99 × 3.78)

With solid timber double glazed sash bay window, radiator. Door into:

En-suite Shower Room

6'8" × 5'10" (2.03 × 1.78)

Beautifully fitted with a white suite comprising of wash hand basin with mixer tap over, low-level WC, walk in double shower cubicle with wall mounted and overhead rain shower. White brick style tiling to splash-back areas and inset ceiling spotlights.

Occasional Bedroom

12'0" × 6'4" (3.66 × 1.93)

With feature brick wall and mezzanine level which could be used for storage, glazed window allowing light in from the kitchen.

Bathroom

8'3" × 5'9" (2.51 × 1.75)

Beautifully fitted with a white suite comprising of wash hand basin with mirror over, low-level WC, bath with shower over, white brick style tiling to splash-back areas and inset ceiling spotlights.

Material Information

Additional information not previously mentioned

- Mains electric, gas, water.
- Gas central heating
- Broadband and Mobile signal or coverage in the area.

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Lease Information

999 year lease from 2018 with a monthly management service charge of £100

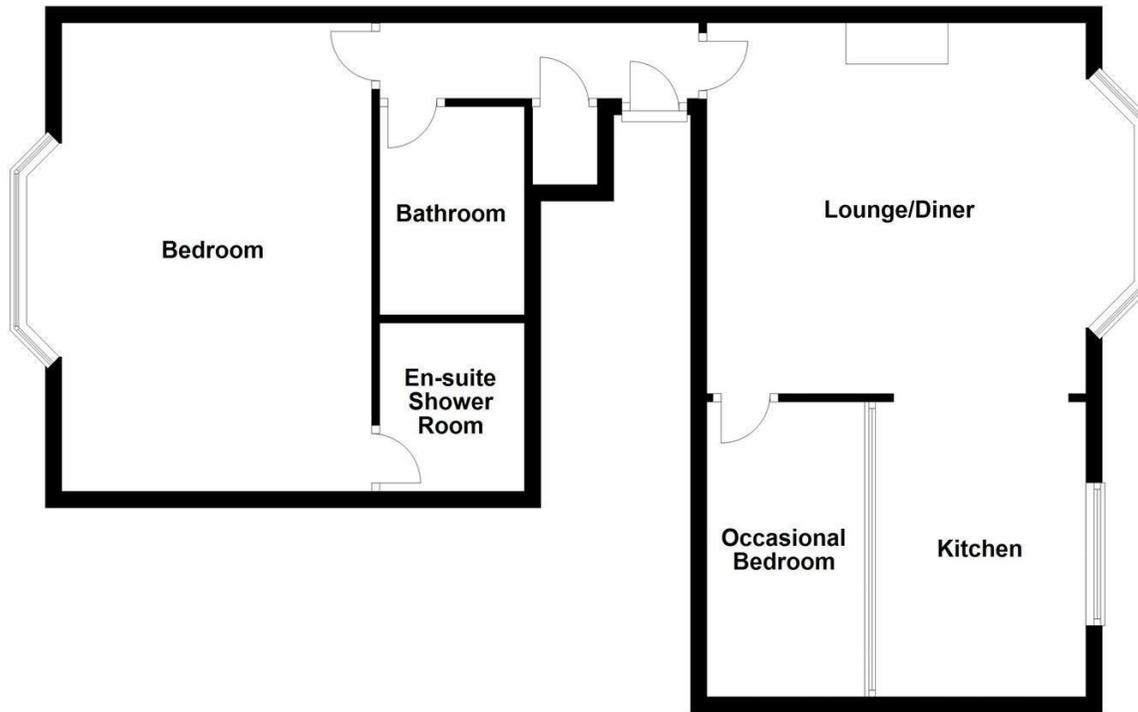








Ground Floor



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Plan produced using PlanUp.



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

01275 341400

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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

