

Archers Court Clevedon BS21 7SN

£250,000

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
558.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated + Visitors



Outside
Communal



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Leasehold

Set along Linden Road in the sought-after Mid Clevedon area, Archers Court is a purpose-built apartment building perfectly placed just moments from Hill Road, The Beach and scenic coastal walks. This well presented ground floor apartment has been recently redecorated and offers bright, well planned accommodation ideally suited to a range of buyers, from first time purchasers to downsizers and investors alike.

The generous living room sits to the front of the property and is filled with natural light from an attractive bay window, creating a welcoming everyday living space. Positioned alongside is a fitted kitchen with ample storage and worktop space. The hallway also benefits from two useful storage cupboards, ideal for coats, household items and everyday practicality. The accommodation continues with two well proportioned bedrooms, including a principal bedroom with fitted wardrobes, all served by a modern shower room finished in a contemporary style.

Outside, the communal grounds surrounding the building are well maintained, while to the rear a pleasant patio seating area enjoys the afternoon sun, providing an ideal spot to relax outdoors. Residents parking is located to the rear with an allocated parking space alongside additional visitor parking.

Archers Court enjoys an enviable position within walking distance of Clevedon's charming Victorian seafront, independent cafes, restaurants and boutiques along Hill Road, together with nearby coastal paths and everyday amenities. Excellent transport links are also easily accessible.

Available with no onward chain, this attractive apartment offers a fantastic opportunity to secure a conveniently positioned home within one of Clevedon's most desirable locations.



“A beautifully positioned apartment combining coastal convenience with comfortable everyday living.”



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

Standard broadband available with highest available download speed 23 Mbps and highest available upload speed 1 Mbps.

You may be able to obtain broadband service from fixed wireless access providers covering this area – EE

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

LEASE INFORMATION

200-year lease from 25.03.1997

Holdshare management services manage the building

Compton owns the freehold

Service Charge = £1055.60 per annum

Ground Rent = £0

The lease does not permit pets

The lease permits lettings

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.



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