

Hill Road Clevedon BS21 7NE

£399,950

marktempler

RESIDENTIAL SALES





**Property Type**  
Apartment



**How Big**  
807.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
On Street



**Outside**  
Secluded Garden



**EPC Rating**  
C



**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Leasehold - Share of Freehold

This beautifully presented garden apartment combines stylish modern finishes with the character of a period building, set in a highly desirable position along Hill Road.

Initially accessed via a slope from road level, the property opens into a small communal entrance hall shared with just two other apartments. Stepping inside, a central hallway with useful additional storage provides access to all rooms. There are two well-proportioned bedrooms, both featuring bespoke birch plywood built-in wardrobes, along with a contemporary shower room complete with walk-in shower, modern white suite and underfloor heating. Engineered oak herringbone flooring runs throughout, enhancing the sense of quality and continuity. The kitchen/dining room is thoughtfully designed with Corian worktops, marble tiling and an abundance of storage, as well as space for a dining table. It connects seamlessly to a bright living room, where two sets of double doors open onto a raised deck, creating an excellent indoor-outdoor flow.

The secluded garden enjoys a leafy backdrop onto Herbert Gardens and offers a patio seating and BBQ area with pergola, enclosed by attractive stone walling. The space is very private, designed in two parts with a courtyard and garden, and is solely for this property. There is secure a shed greenhouse greenhouse, along with gated access to the front of the building. This access could be used as a private entrance rather than via the communal hall.

Ideally positioned within walking distance of local amenities including Sainsbury's Local, a range of popular cafes, restaurants, hairdressers, the bowling green and Clevedon Pier, this apartment is perfectly suited to young professionals or those considering retirement. The property is also sold with no onward chain.



Stylish two-bedroom garden apartment on Hill Road with modern interiors, private outdoor space backing onto Herbert Gardens, and excellent local amenities nearby.



#### 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

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 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 01.01.2011

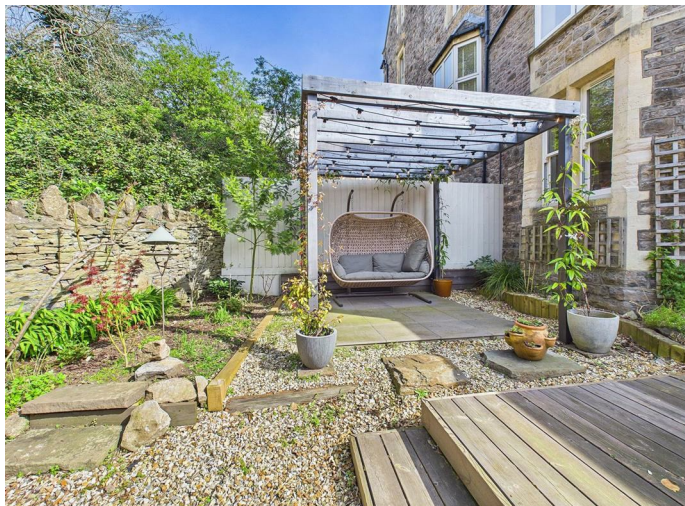
Service Charge = £1,414 pa

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.



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