

Highdale Road Clevedon BS21 7LW

£265,000

marktempler

RESIDENTIAL SALES





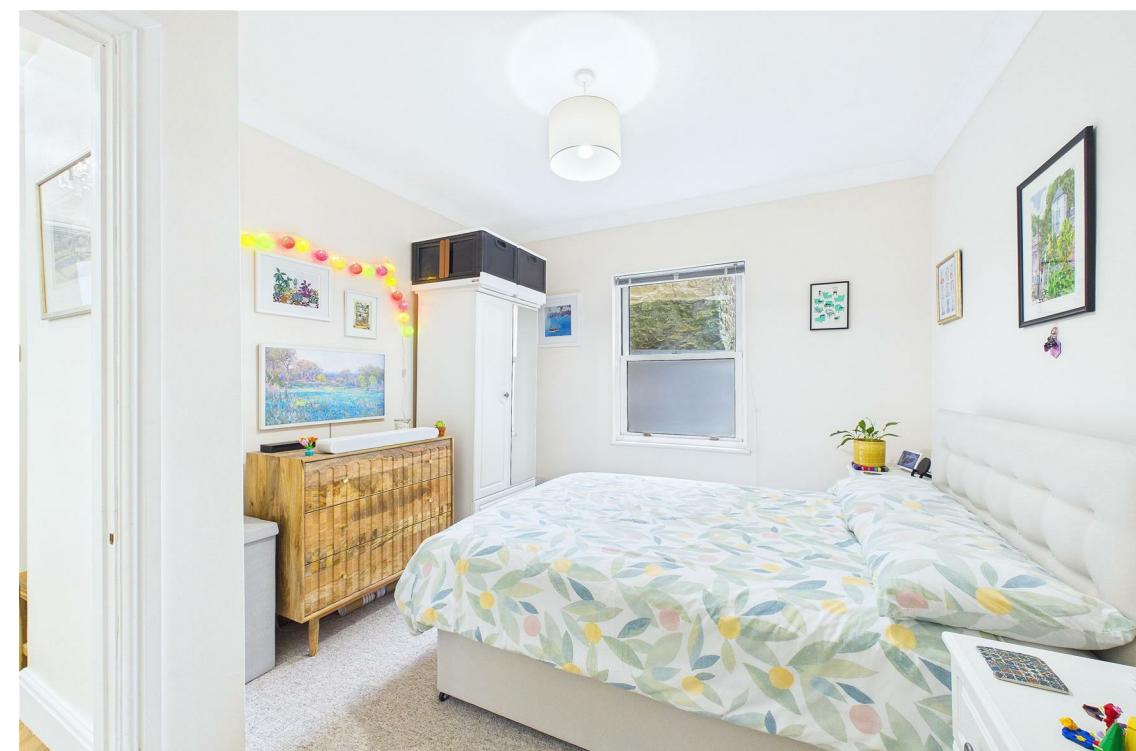
	Property Type	Apartment
	How Big	574.00 sq ft
	Bedrooms	2
	Reception Rooms	1
	Bathrooms	1
	Warmth	Gas Central Heating
	Parking	Allocated Space
	Outside	Courtyard Garden
	EPC Rating	C
	Council Tax Band	B
	Construction	Standard
	Tenure	Leasehold

Set within Claremont Hall, a prominent Grade II listed building in the desirable Mid-Clevedon area, this beautifully presented hall floor apartment offers an ideal opportunity for first time buyers, couples, single occupants or retirees seeking convenience and coastal living. Centrally located, the property is just a short walk from Hill Road's array of independent shops, cafés and restaurants, Clevedon seafront, and also within easy reach of Clevedon town centre, making it perfectly positioned to enjoy everything the area has to offer on foot.

The apartment is move-in ready and presented to an excellent standard throughout. The living room provides a welcoming space to relax and benefits from opening directly into a private courtyard, creating a seamless connection between indoor and outdoor living. The courtyard itself is designed for easy maintenance and offers the perfect spot for morning coffee or al fresco dining. The modern kitchen is well appointed with good storage, catering to both everyday living and entertaining. There are two double bedrooms, providing comfortable and flexible accommodation, along with a contemporary bathroom completed to a modern finish.

The property enjoys an allocated parking space as well as a several spaces for visitors.

Combining character, convenience and low-maintenance living in a highly sought-after location, this attractive home presents a superb opportunity to enjoy life by the coast.



A well presented two-bedroom hall floor apartment, ideally located near Hill Road, Clevedon seafront and the town centre.



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. Mobile coverage is good outdoor and in-home. Subject to your network.

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

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.

LEASE INFORMATION

999 year lease from 01.01.1990

Service Charge = £3,000 pa

The lease permits pets

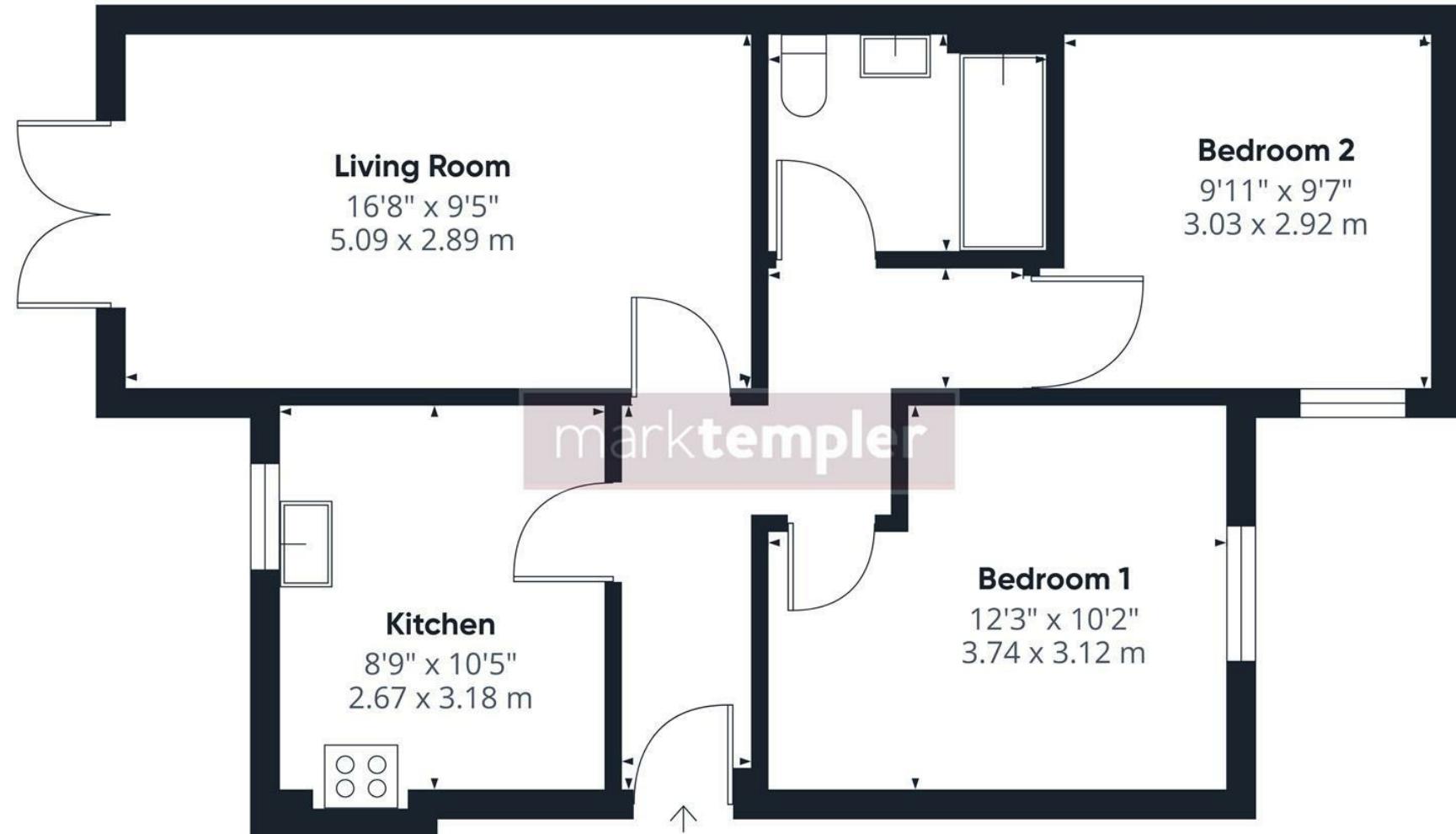
The lease permits letting

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.

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The Property
Ombudsman

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.

