

Princes Road Clevedon BS21 7ST

£249,950

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
650.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Parking



Outside
Communal Garden



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

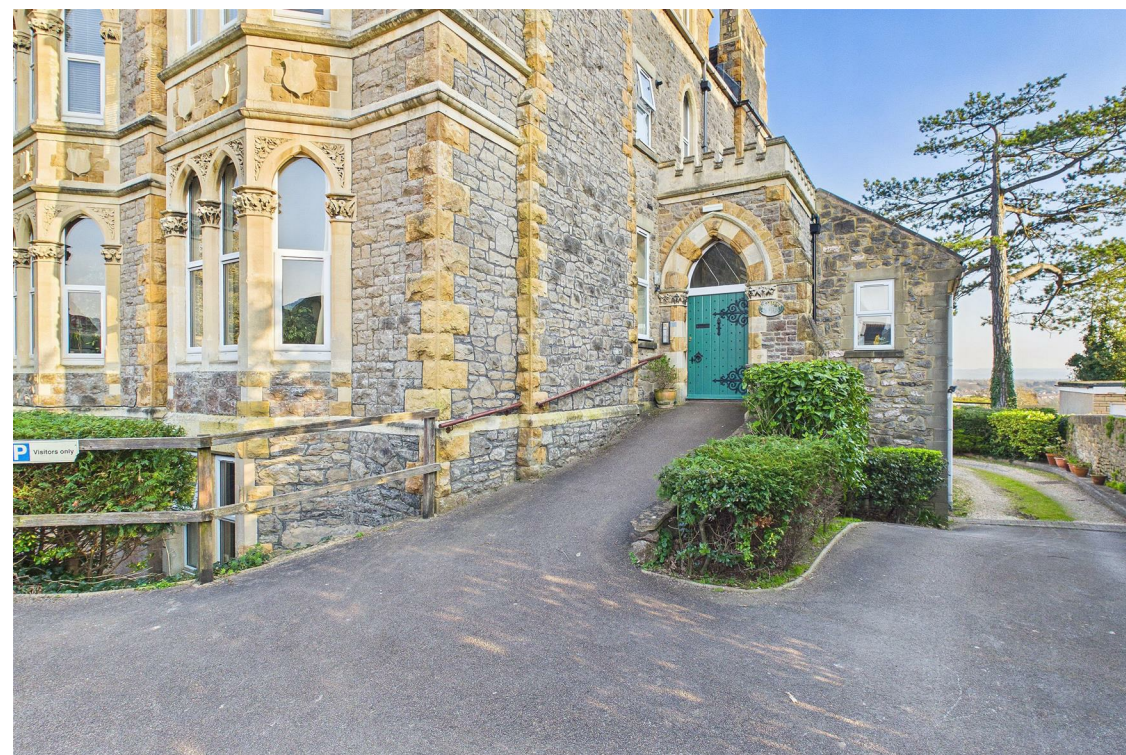
This top floor apartment is set within an imposing Victorian building along Princes Road, in the much admired Mid Clevedon area close to Sunnyside Park, Six Ways and Hill Road. Enjoying an elevated position, the apartment benefits from far-reaching views across Clevedon and offers well-balanced accommodation full of natural light and character.

The accommodation is approached via the original building entrance, where a grand communal hallway rises to the top floor. Stepping inside the apartment, the hallway opens to a bright living room and principal bedroom, both enjoying impressive views over the town. The principal bedroom also benefits from a useful storage cupboard. A second bedroom provides a generous single, ideal as a study or hobbies space, while the fitted kitchen and bathroom complete the layout.

Outside, communal grounds sit to the front and rear of Claredge House, offering pleasant outdoor space for residents. A driveway provides access to allocated parking to the rear, adding to the overall convenience of the property.

Apartments in this part of Clevedon are highly sought after, with easy access to the independent shops and cafés of Hill Road, nearby parks, and excellent transport links, all within a short distance.

A wonderful opportunity to acquire a top floor apartment within an elegant period building, perfectly suited to first-time buyers, investors or those seeking a well-located home with views.



“An elegant top floor apartment with elevated views in one of Clevedon’s most desirable locations.”



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. 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.

LEASE INFORMATION

999 year lease from 01.04.2006

Service Charge = £2,386 pa

Ground Rent = TBC

The lease permits pets - TBC

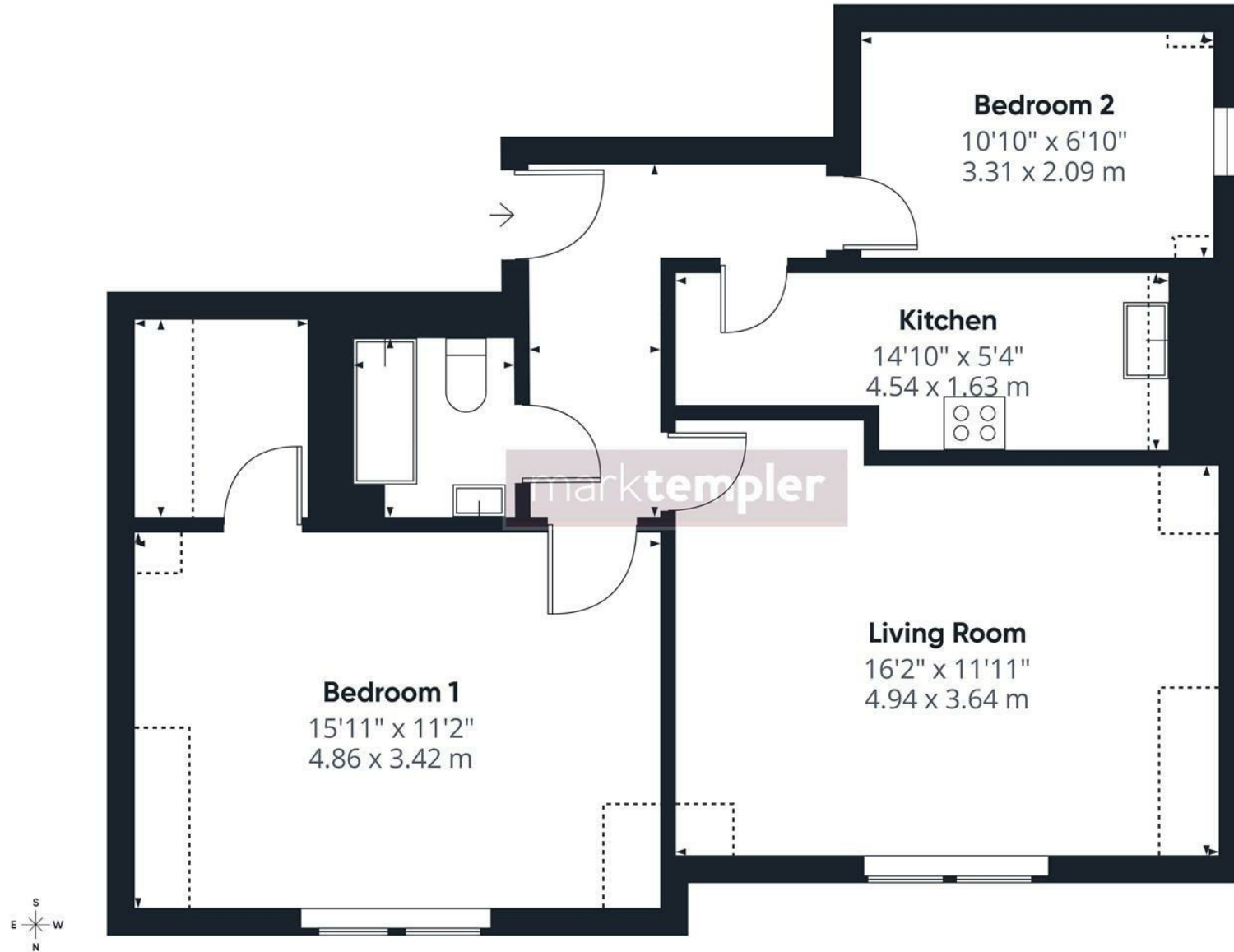
The lease permits letting - TBC

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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