**Corner Croft Clevedon BS21 5DB** | **£100,000**

marktempler
RESIDENTIAL SALES

**Property Type**
Flat

**How Big**
258.34 sq ft

**Bedrooms**
1

**Reception Rooms**
1

**Bathrooms**
1

**Warmth**
Electric Heating

**Parking**
Allocated Parking

**Outside**
None

**EPC Rating**
C

**Council Tax Band**
A

**Construction**
Standard

**Tenure**
Leasehold

Set on the top floor, this thoughtfully redesigned one-bedroom apartment offers an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home. The property has been carefully reconfigured to provide a practical and well-presented layout, combining modern living with the convenience of allocated parking. A welcoming open-plan kitchen and living area creates a sociable space, while the separate bedroom and en-suite shower room provide privacy and functionality.

The accommodation comprises an open-plan living and dining area with a fitted kitchen, offering a versatile space for relaxing, entertaining and everyday living. The separate bedroom provides a comfortable retreat away from the main living area and benefits from its own en-suite shower room. Modern fittings have been incorporated throughout, creating a property that is ready to move into and offers a straightforward option for those looking to step onto the property ladder or expand an investment portfolio.

Outside, the property benefits from an allocated parking area to the rear, providing a valuable convenience for residents and enhancing the overall practicality of the apartment. The spaces are not numbered.

Corner Croft is positioned within a residential setting, offering the opportunity to enjoy the town's local amenities and everyday conveniences. Clevedon is a popular North Somerset coastal town, known for its attractive surroundings, independent shops and range of local facilities. The property's location provides a practical base for those seeking a well-connected home, whether as a first purchase or an investment opportunity.

“A thoughtfully redesigned top-floor apartment offering modern open-plan living, a private en-suite bedroom and allocated parking, ideal for first-time buyers or investors alike.”

**HOW TO BUY THIS PROPERTY**

To proceed with a purchase, we require the following:

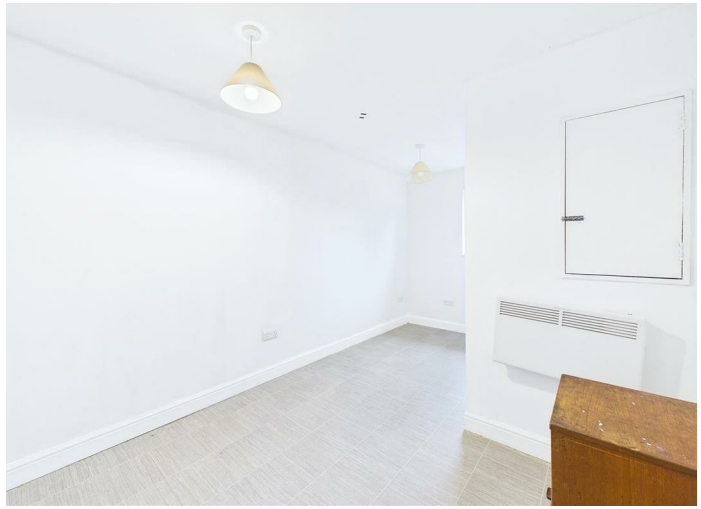
**Proof of Identification -** Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide 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, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 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.

LEASE INFORMATION
120 year lease from 01.07.1981
Service Charge = £1,422 pa
Ground Rent = £142 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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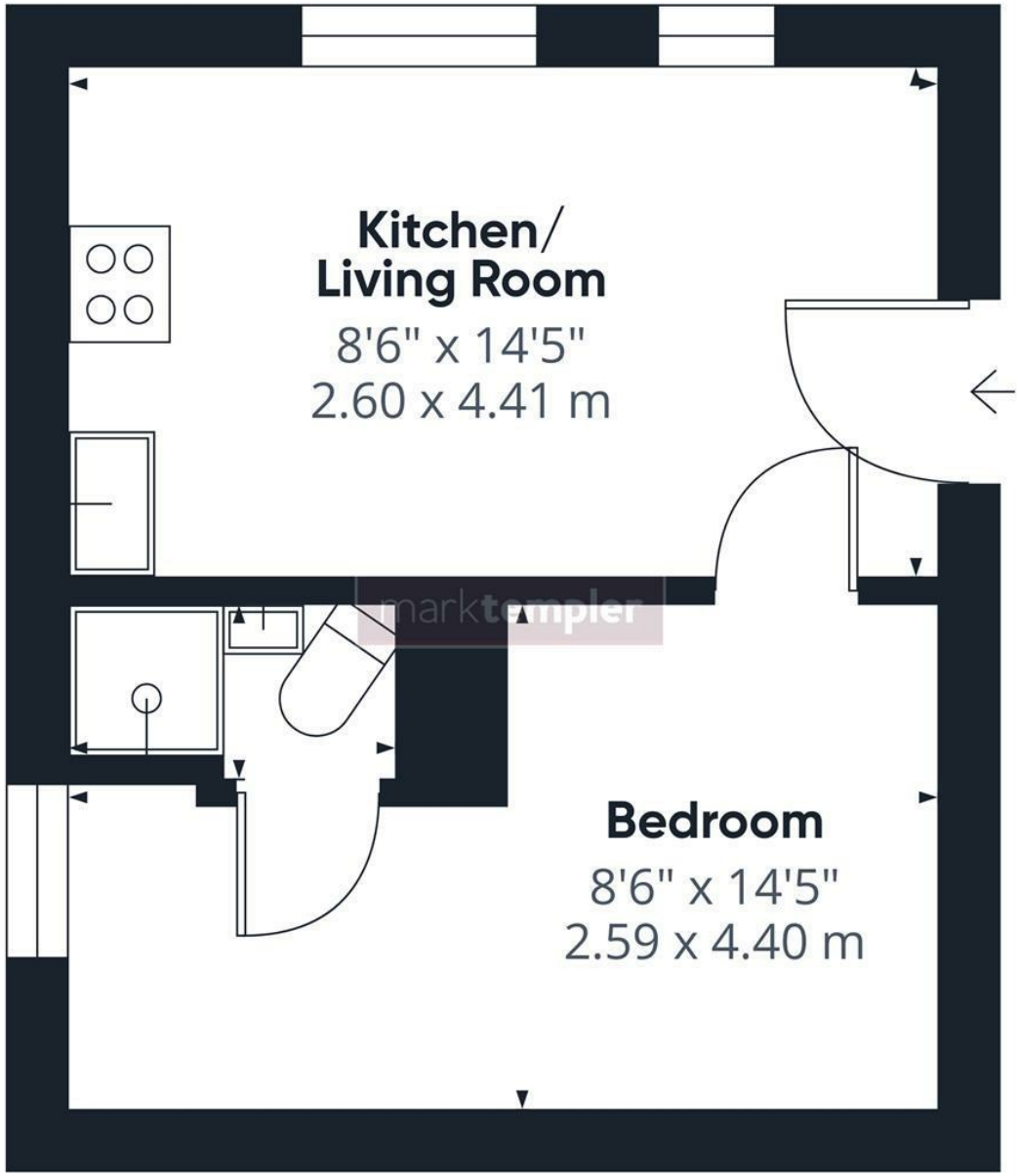


The Property Ombudsman

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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.