

1 Castle Road Clevedon BS21 7BX

£295,000

marktemppler

RESIDENTIAL SALES





Property Type
Apartment



How Big
730.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
Communal



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

Standing prominently on the corner of Bay Road and Castle Road, Ladymead is an imposing Victorian building set within peaceful communal grounds, perfectly positioned for those seeking a quiet coastal lifestyle whilst remaining within a short walk of Hill Road, Ladye Bay and scenic coastal walks. Offered to the market with no onward chain, Flat 4 enjoys a desirable front-facing position within the building and attractive views towards the Bristol Channel and Welsh hills beyond.

Throughout, the apartment has an elegant and welcoming feel, with the bay-fronted living room undoubtedly forming the heart of the home. Filled with natural light from the beautiful bay window, this charming reception space also features a character fireplace and provides an ideal setting to relax whilst enjoying the far-reaching outlook. A separate fitted kitchen offers built-in appliances, while the hallway connects to two well-proportioned double bedrooms and the bathroom.

Outside, Ladymead is approached via a sweeping driveway leading to visitor parking and an allocated parking space for each apartment. The surrounding communal grounds are a particular feature of the property, with residents encouraged to make areas their own; some have created vegetable plots whilst others have introduced flower beds or seating areas. Throughout the grounds there are delightful views towards St. Mary's Church, further enhancing the peaceful atmosphere that surrounds the building.

Combining character, coastal views and a highly convenient location close to Clevedon's amenities and coastline, Flat 4 presents a wonderful opportunity to acquire a charming apartment within one of the town's most desirable settings.



“A charming Victorian apartment with beautiful views and a wonderfully peaceful setting.”



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 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is good outdoor. 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 25.12.1976

Service Charge = £1,680 pa

No Ground Rent

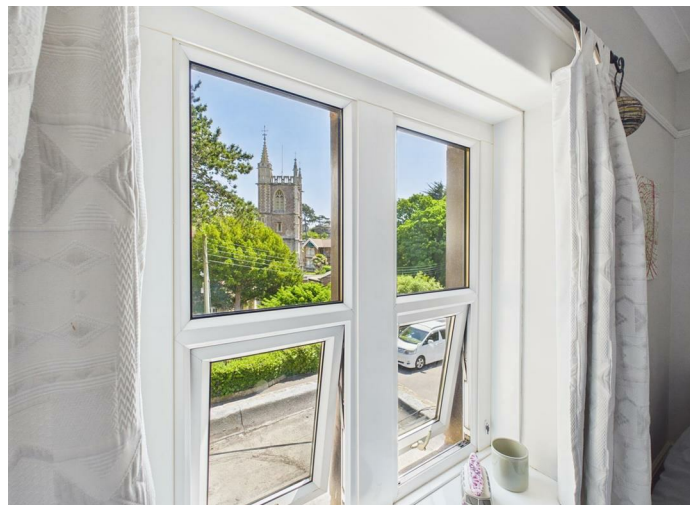
Each flat owner has a share of the freehold (7 flats)

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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