

Queens Road Clevedon BS21 7TH

£315,000

marktempler

RESIDENTIAL SALES





Property Type
Garden Flat



How Big
587.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
Private Garden



EPC Rating
B



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

Situated in a prime central Clevedon location, this modern garden flat offers an appealing combination of contemporary living, private outdoor space and everyday convenience. Built circa 2017, the property is ideally placed within easy walking distance of the popular shops, cafés and amenities of Hill Road, while the seafront and Clevedon town centre are also close at hand.

The accommodation opens into a bright entrance hall with useful storage and leads through to an impressive open-plan kitchen and living space. Bay-fronted and enjoying a dual aspect, this generous room provides an excellent setting for both relaxing and entertaining, with ample natural light enhancing the modern interior. Double doors open directly onto the garden, creating a particularly attractive connection between the inside and outside spaces. The stylish kitchen is well equipped with a good range of storage, integrated appliances and space for a dining table.

There are two comfortable bedrooms, together with a contemporary luxury shower room, with the property presented to a high standard throughout. The thoughtful layout and modern finish make this an ideal home for those looking for a property that is ready to move straight into.

Outside, the flat benefits from its own private front garden, featuring a low-maintenance patio and established planting which creates a pleasant and secluded space. A gated access provides convenient direct entry to the garden and apartment. An allocated parking space is also included, adding further practicality to this desirable home.

Combining modern design, private outside space, allocated parking and an enviable location, this is a superb opportunity to enjoy everything Clevedon has to offer, with local amenities, the coast and town centre all within easy reach.



“Modern style, private garden and Clevedon convenience.”



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, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 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

250 year lease from 01.01.2017

Service Charge = £1,500 pa

Ground Rent = £280 pa

The lease permits pets with management company consent

The lease permits letting

The lease does not permit Holiday lets/Air BNB

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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