

Elton Road Clevedon BS21 7QZ

£395,000

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
764.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Electric Heating



Parking
Allocated with EV
point



Outside
Balcony



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

Enjoying a prized front line position within the much admired Oaklands development along Elton Road, this first floor apartment commands breathtaking panoramic views across the Bristol Channel towards the Welsh hills and the iconic Clevedon Pier. One of the fortunate apartments to benefit from a private balcony, the property has been thoughtfully designed so that all of the principal rooms take full advantage of the spectacular outlook. Offered with no onward chain, this is a rare opportunity to secure a coastal home in one of Clevedon's most desirable developments.

Accessed via a communal entrance with video controlled entry system, stairs and a lift rise to the first floor. Stepping inside No.6, a welcoming hallway with built in storage links to all of the principal rooms. Two double bedrooms sit towards the entrance, served by a shower room. At the heart of the apartment is a generous L-shaped living room providing space for both dining and relaxation while enjoying the glorious coastal views. The kitchen sits just off the living area and offers potential to be opened up to create a contemporary open plan design. Sliding doors lead from the living space onto the private balcony, where the ever changing seascape and beautiful sunsets can be enjoyed.

Oaklands is approached via a private driveway from Victoria Road leading to a communal parking area with allocated carports, each benefiting from EV charging points. The meticulously maintained communal gardens wrap around the buildings, and residents also enjoy gated access directly onto the promenade.

The apartment sits just a short stroll from the vibrant heart of mid Clevedon, with the cafés, restaurants and independent shops around Hill Road and Six Ways all within easy reach, making this a superb location for those looking to embrace Clevedon's celebrated coastal lifestyle.



"Watching the sun set over the channel from the balcony is simply magical."



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, 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 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 09.11.1973

Service Charge = £2,719.68 pa

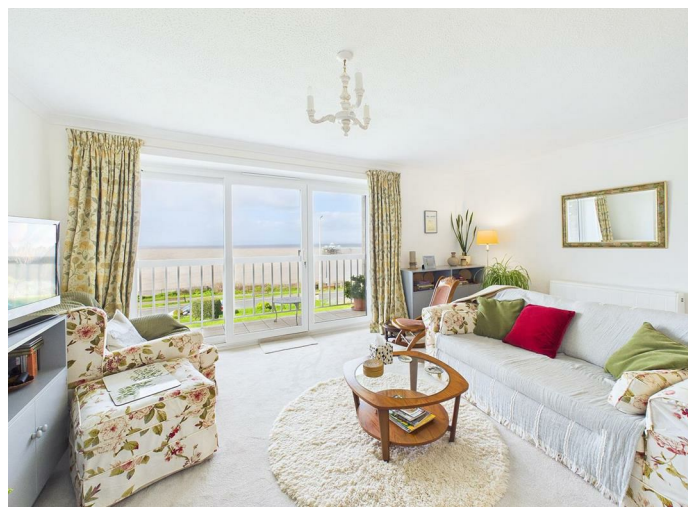
Ground Rent = £0 pa

The lease does not permit 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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