

Princes Road Clevedon BS21 7NQ

£320,000

marktempler

RESIDENTIAL SALES





**Property Type**

Apartment



**How Big**

899.00 sq ft



**Bedrooms**

2



**Reception Rooms**

1



**Bathrooms**

2



**Warmth**

Gas Central Heating



**Parking**

Allocated Space



**Outside**

Garden



**EPC Rating**

C



**Council Tax Band**

B



**Construction**

Standard



**Tenure**

Leasehold

Tucked away in a highly sought-after location near Clevedon's much-admired Hill Road, this charming and practical Victorian garden apartment offers both character and convenience. Accessed from the rear of the building, the approach leads you through a delightful private garden, creating a welcoming first impression.

Step inside to an open-plan living space where modern style meets period charm. A sleek contemporary kitchen seamlessly integrates with the living area, enhanced by elegant oak flooring that flows throughout. A separate utility room adds practicality.

Both bedrooms, positioned at the rear of the apartment, are generous doubles. The principal bedroom benefits from an en-suite shower room, while a stylish modern bathroom serves the rest of the home.

Additional advantages include allocated parking at the front of the building—an invaluable asset in this desirable part of Clevedon. Combining charm, space, and a prime location, this home is an exceptional choice for those seeking a modern apartment with the luxury of private outdoor space.



Modern comfort and spacious living in a prime clevedon location



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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 **Head Projects (Surveyors)**: 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 variable 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 01.01.2009

Service Charge = £600 pa

Ground Rent = £0 pa

The lease permits pets withy prior consent from other Residents

The lease permits letting

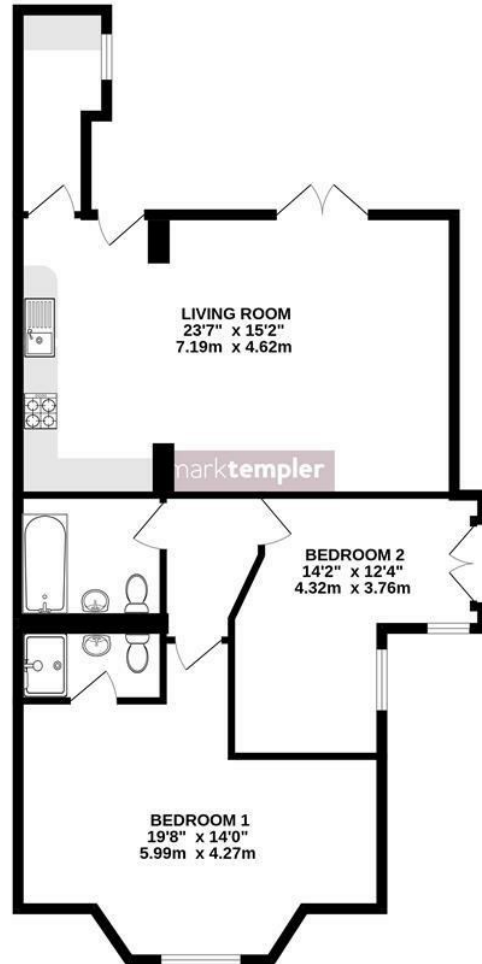
Holiday lets/Air BNB not permitted



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GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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