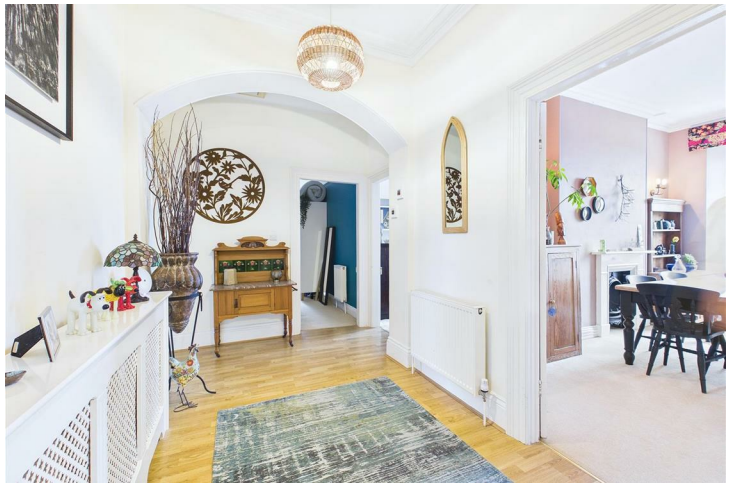
Elton Road Clevedon BS21 7RF | **£450,000**

marktempler
RESIDENTIAL SALES









Property Type
Apartment

How Big
1478.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
Allocated & EV Charger

Outside
None

EPC Rating
D

Council Tax Band
D

Construction
Standard

Tenure
Leasehold

Hallam House is an imposing Victorian property occupying a prominent position along Elton Road, now divided into a number of individual homes, including this truly special top-floor apartment. Offering some of the finest views from the building, the apartment combines the grandeur and character for which these properties are synonymous with a stylish and contemporary finish.

The apartment is accessed via a private side entrance shared with just one other property. Once through your own front door, the staircase rises to the upper floor, where a welcoming hallway provides access to all the principal rooms. To the front, the living room, dining room and principal bedroom each take full advantage of the elevated outlook, with refurbished sash windows framing far-reaching views across The Beach and towards Clevedon's iconic pier. The principal bedroom also benefits from an en-suite shower room.

There are two further double bedrooms, a useful home office, family bathroom, utility cupboard and additional storage, together with a contemporary kitchen complete with breakfast bar, range oven and integrated appliances. The accommodation is beautifully presented throughout, with modern finishes complementing the original character of the building.

Outside, the apartment benefits from an allocated parking space accessed from Elton Road, complete with an EV charging point. The position is particularly convenient, with Hill Road, The Beach, the seafront and a wide range of local amenities all within easy reach.

A rare opportunity to acquire a spacious and characterful Victorian apartment, where impressive proportions, beautifully presented interiors and exceptional views combine to create a particularly special home in one of Clevedon's most desirable locations.





“A truly special top-floor apartment with unforgettable views across Clevedon’s seafront and pier.”





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.

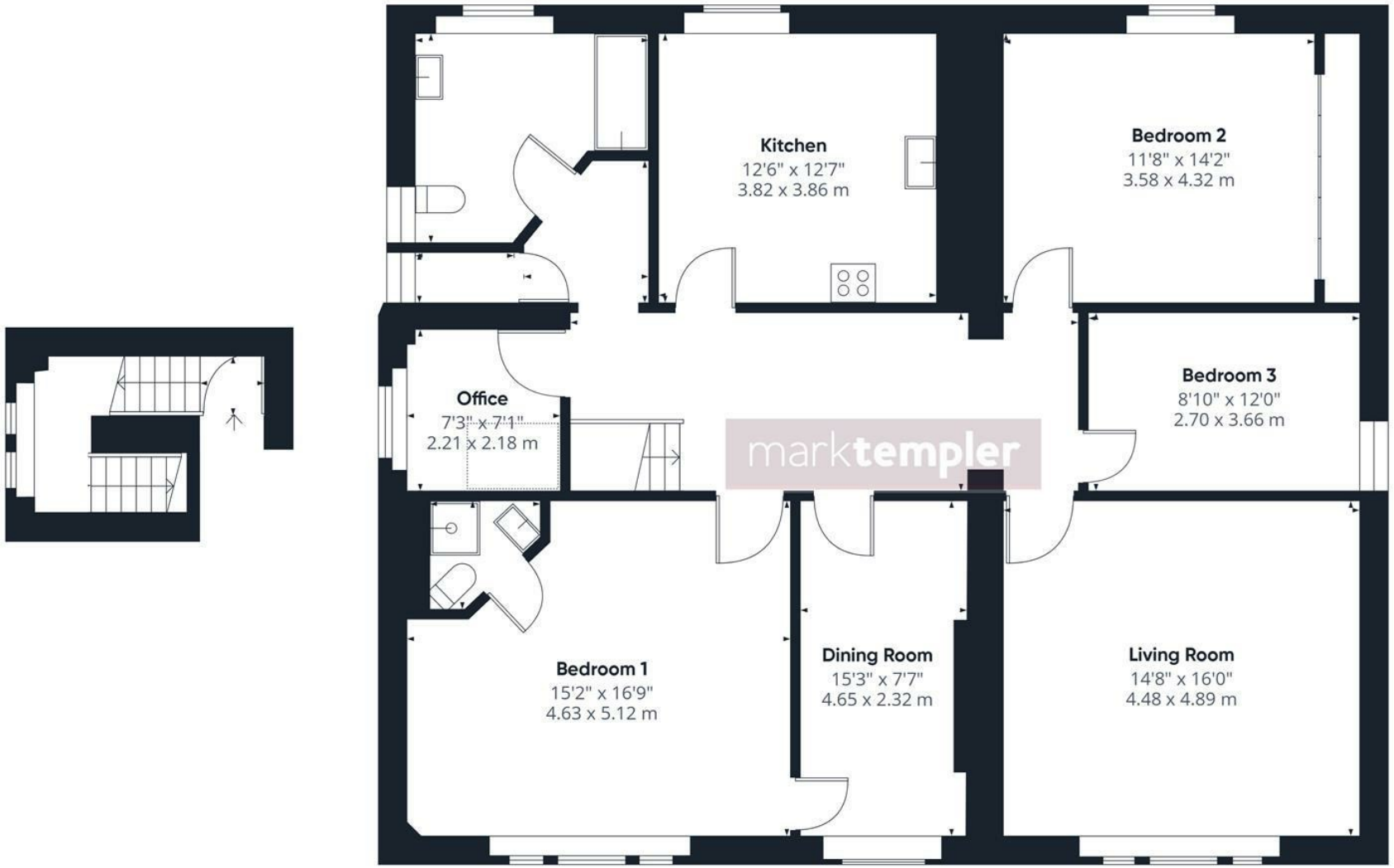
BROADBAND AND MOBILE COVERAGE
Standard broadband available with highest available download speed 21 Mbps and highest available upload speed 1 Mbps.
You may be able to obtain broadband service from fixed wireless access providers covering this area – EE Mobile coverage is good outdoor and in-home. Subject 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 24.06.1974
Service Charge = £923 pa
The lease permits pets
The lease permits letting
Holiday lets/Air BNB are not permitted
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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube



The Property Ombudsman

naea | propertymark PROTECTED

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.