**Coleridge Vale Road North Clevedon BS21 6FL** | **£250,000**

marktempler
RESIDENTIAL SALES









**Property Type**
Flat - Retirement

**How Big**
708.00 sq ft

**Bedrooms**
2

**Reception Rooms**
1

**Bathrooms**
1

**Warmth**
Communal Heating

**Parking**
Residents Car Park

**Outside**
Balcony

**EPC Rating**
C

**Council Tax Band**
C

**Construction**
Standard

**Tenure**
Leasehold

Perfectly positioned within the highly regarded Coleridge Court development, this rarely available two-bedroom first floor apartment offers bright and spacious accommodation designed exclusively for residents aged 60 and over, or 55 for a partner. Occupying a desirable west-facing corner position within the building, the living area enjoys a light and airy feel, complemented by a private balcony and excellent on-site facilities, all within easy reach of Clevedon's town centre amenities.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall featuring two useful storage cupboards and access to all principal rooms. The generous living room benefits from double doors opening onto the balcony. Positioned just off the living room behind glazed` doors is a separate fitted kitchen complete with built-in appliances. There are two well-proportioned bedrooms, both fitted with built-in wardrobes, while the bathroom is appointed with a four-piece suite incorporating both a bath and separate shower.

Coleridge Court has been carefully designed to provide comfortable and secure living, with residents benefitting from a communal lounge, laundry room, guest suite for visiting family and friends, house manager and a mobility scooter storage area with charging points. The development is wheelchair accessible and includes a lift to all floors, a secure camera/intercom entry system and 24-hour Careline pull cords for additional peace of mind. The communal residents' lounge also opens onto attractive communal gardens with seating areas to enjoy during the warmer months.

The location remains one of the development's most popular features, thanks to its level approach to Clevedon's town centre and excellent nearby amenities including supermarkets, cafés, shops and regular bus services, all within convenient walking distance.





'' well-positioned apartment offering excellent resident facilities and the convenience of Clevedon's town centre amenities all within an easy and level walk."





**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 with a communal boiler

BROADBAND AND MOBILE COVERAGE
Standard broadband available with highest available download speed 17 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 variable in-home. Subject to your network.

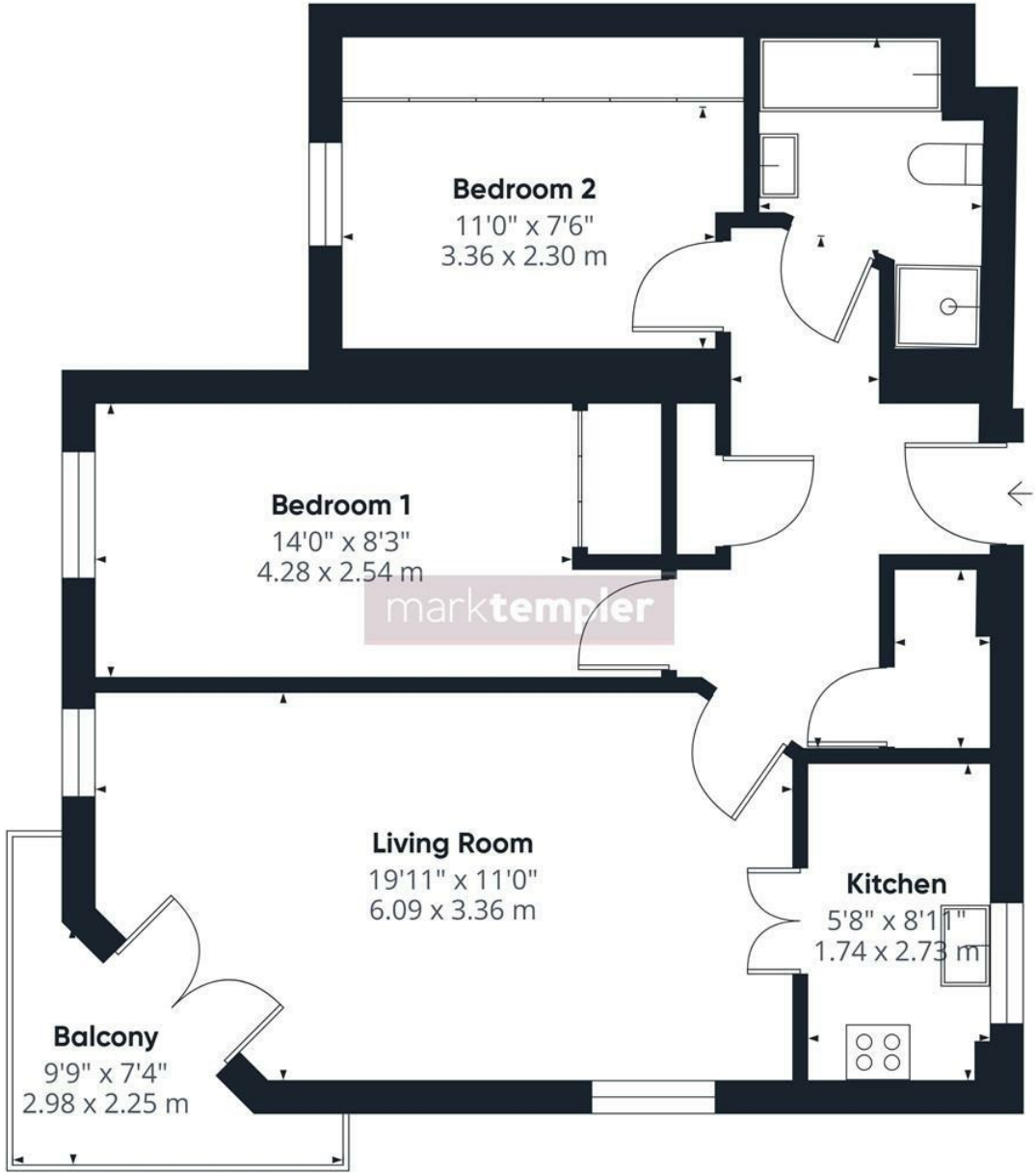
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION
125 year lease from 01.06.2008
Service charge includes water, sewage and skirting heating, communal grounds upkeep, maintenance, scheduled jobs
Pets allowed with prior consent from the management company
Lease allows you to rent out the property (subject to management company charges)
Ground rent payable twice a year of £365.41 (£730.82 pa)
Service charge £4,877.40 per annum (up to financial year end 28/02/2027).
Holiday lets/Air BNB – We understand that the lease does not allow for holiday lets or 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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