

Coleridge Court Clevedon BS21 6FL

£165,000

marktempler

RESIDENTIAL SALES





**Property Type**  
Retirement Property



**How Big**  
453.00 sq ft



**Bedrooms**  
1



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Communal Heating



**Parking**  
Residents Car Park



**Outside**  
Communal



**EPC Rating**  
C



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Leasehold

A well-presented second-floor apartment set within the ever-popular Coleridge Court development. Exclusively available to residents aged 60 and over, the property is offered to the market with no onward chain.

The accommodation briefly comprises an entrance hall, living/dining room, kitchen, bedroom and a contemporary shower room. The entrance hall provides access to all principal rooms and benefits from generous cloak cupboard storage. The kitchen is finished to a good standard, featuring a range of wall and base units with complementary tiling to all splash-prone areas.

The light and airy living/dining room enjoys a pleasant outlook over the surrounding area and is enhanced by a feature electric fire. The bedroom is a well-proportioned double with integrated wardrobe storage. The contemporary shower room is fitted with a walk-in shower with glazed enclosure, WC, pedestal wash hand basin and LED mirror cabinet.

Coleridge Court is renowned for its friendly and welcoming community, with a centrally located communal lounge hosting a variety of social events including coffee mornings, book clubs and fish and chip nights. Additional amenities include a guest suite for visiting friends and family, a communal laundry room, and well-maintained communal gardens to the rear of the building overlooking the river.

Ideally positioned, the development is just a short walk from Clevedon Town Centre, the Curzon Cinema and Lidl supermarket, offering excellent convenience for day-to-day living.



Well-presented second floor apartment within the popular Coleridge Court, Clevedon town centre



#### 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 £3,345.82 pa which = £278.82 pcm

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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