

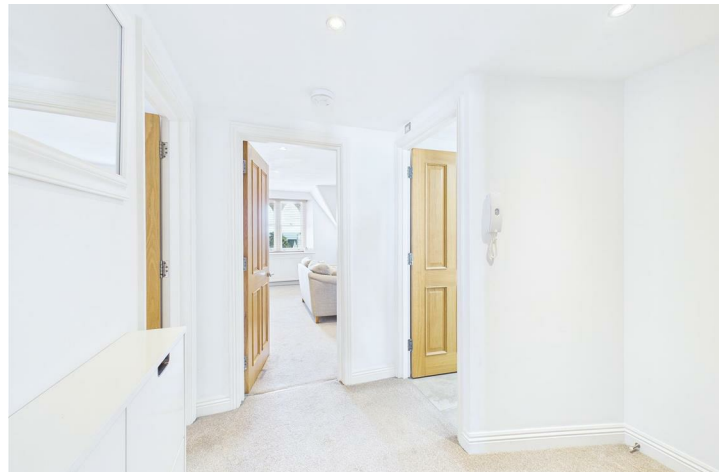
45 Princes Road Clevedon BS21 7NQ

£269,950

marktempler

RESIDENTIAL SALES





Property Type
Top Floor Flat



How Big
732.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
One Allocated Space



Outside
None



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

This beautifully presented two-bedroom top-floor flat forms part of a prominent period building and enjoys exceptional views across Clevedon. The property has been thoughtfully arranged to maximise light and space, with a bright, open-plan living area incorporating a modern kitchen and room for dining, creating a versatile space for both relaxing and entertaining.

The main bedroom features a built-in wardrobe, complemented by a stylish shower room with walk-in shower and contemporary white suite. A central hallway provides access to all rooms and enhances the sense of flow throughout the apartment.

Externally, the property benefits from an allocated parking space, adding convenience for residents. Ideally located within walking distance of local amenities including Sainsbury's Local, a variety of cafes, restaurants, hairdressers, the bowling green and Clevedon Pier, the flat is perfectly suited to young professionals or couples.

Offered with no onward chain, this property represents a fantastic opportunity to acquire a well-presented home in a highly desirable location.



Top-floor two-bedroom flat in a prominent period building, offering bright open-plan living, exceptional Clevedon views, allocated parking, and convenient local amenities.



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, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 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

No Ground Rent

Please ask agent regarding 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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