

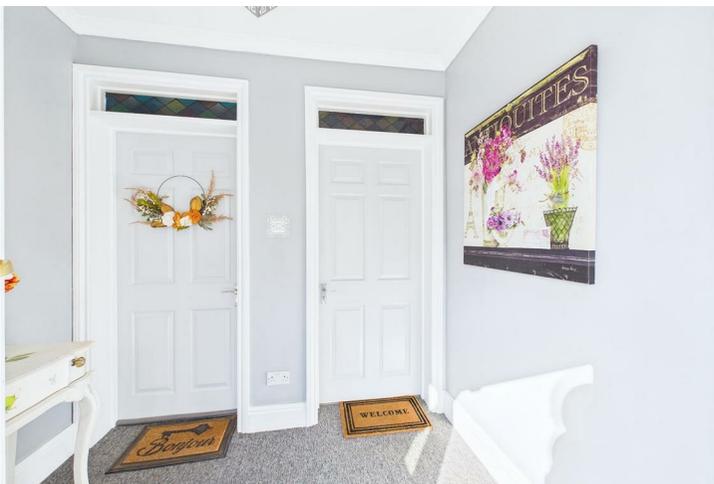
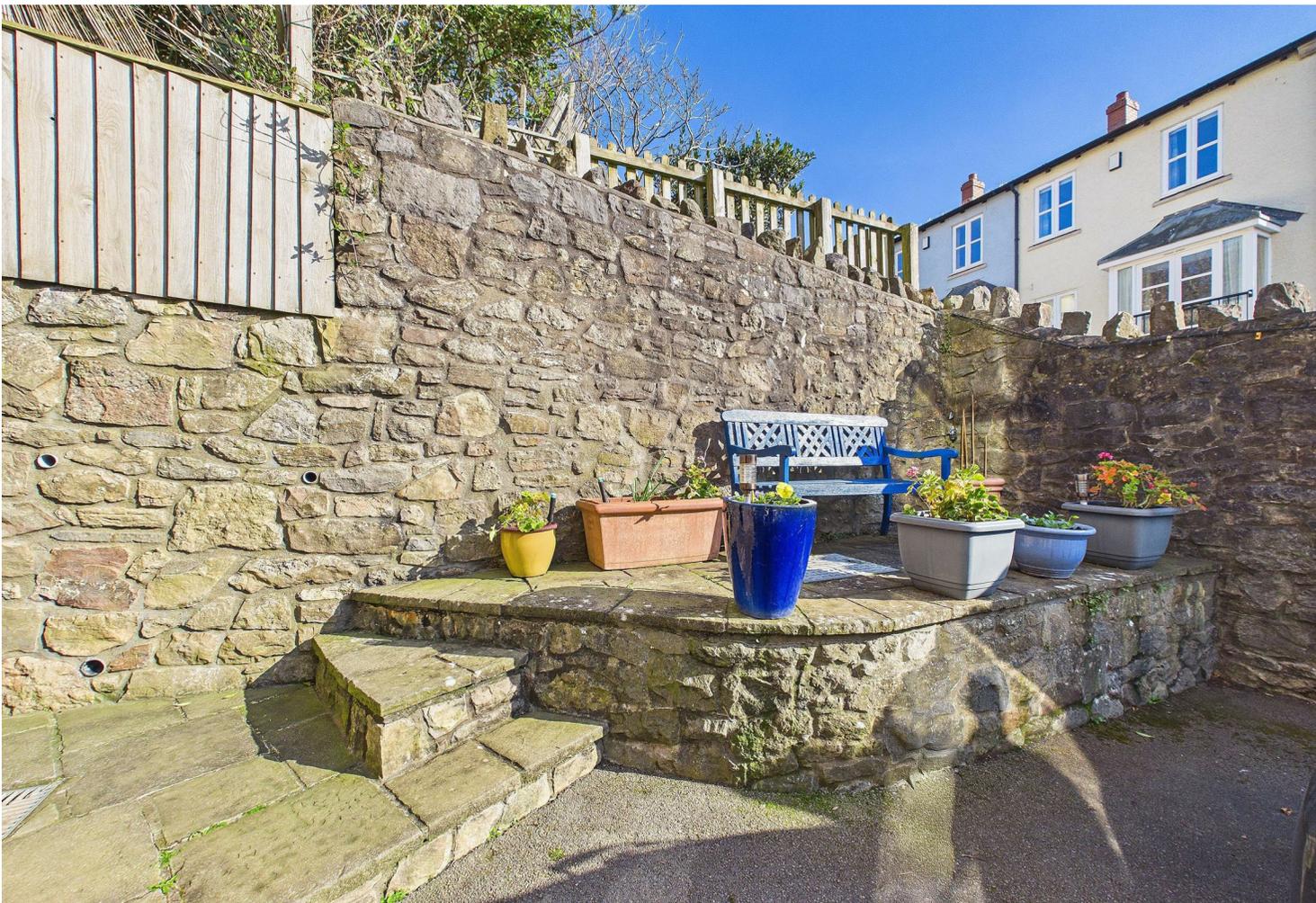
37 Alexandra Road, Clevedon BS21 7QJ

£289,950

marktemppler

RESIDENTIAL SALES





 Property Type Ground Floor Apartment	 How Big 764.00 sq ft
 Bedrooms 2	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Allocated Space	 Outside Communal Outdoor Space
 EPC Rating D	 Council Tax Band C
 Construction Standard	 Tenure Leasehold

This well-presented two-bedroom ground floor apartment offers bright, modern interiors in a highly desirable location just moments from Clevedon Seafront and the iconic Clevedon Pier.

The property benefits from a communal entrance hall shared with just one other apartment. Stepping inside, a central hallway leads you to a spacious and light-filled living room with a bay window that flows seamlessly into the kitchen area. The kitchen provides ample storage and generous space for appliances, making it both practical and stylish. There are two bedrooms, including a particularly impressive main bedroom with plenty of space for large wardrobes. Completing the accommodation is modern shower room finished to a high standard.

Externally, the property enjoys allocated parking and access to a communal outdoor space directly outside. Positioned within walking distance of a range of local amenities including coffee shops, hairdressers, Sainsbury's Local, and a variety of restaurants and bars along Hill Rad, the apartment is perfectly suited for convenient coastal living.

Offered for sale with no onward chain, this home is ideal for professionals or retirees seeking a move-in-ready property in a prime seaside location.



Two-bedroom ground floor apartment near Clevedon Seafront and Clevedon Pier, offering parking, communal outdoor space, and no onward chain.



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 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 01.01.1996

Service Charge = £1,560 per annum.

Ground Rent = N/A.

The lease does not permit 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.

PARKING SPACE

The parking space is allocated and is exclusively used by this apartment but it is not owned within the lease.



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