

Princes Road Clevedon BS21 7NQ

£229,950

marktempler

RESIDENTIAL SALES





 Property Type Apartment	 How Big 753.00 sq ft
 Bedrooms 1	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Residents Parking	 Outside Access to Park
 EPC Rating C	 Council Tax Band A
 Construction Standard	 Tenure Leasehold

Set along Princes Road, this charming hall floor apartment enjoys an enviable position in the heart of Mid Clevedon, just moments from Hill Road's independent shops, cafés and the picturesque seafront. Occupying part of an elegant Victorian building, the apartment offers a wonderful blend of character features, generous proportions and tasteful modern improvements. With its own private entrance, residents' parking and direct rear access into Herbert Gardens, this is a rare opportunity to acquire a truly special home offered for sale with no onward chain.

A private entrance opens into a welcoming hallway which connects the principal rooms and immediately sets the tone for the accommodation beyond. The impressive living room is undoubtedly a standout feature, boasting grand proportions, tall ceilings and period detailing synonymous with homes of this era. A beautiful bay window frames delightful views towards the bowling club and Christchurch, flooding the room with natural light.

The kitchen has been recently upgraded and now provides a stylish and contemporary space with modern fittings and finishes. The shower room has also been thoughtfully modernised, creating a sleek and practical space. To the rear of the apartment is a well proportioned dual aspect double bedroom enjoying a peaceful outlook.

Residents of Park View benefit from residents parking together with rear access directly into the attractive parkland of Herbert Gardens, providing a wonderful extension to the outdoor environment and ideal for leisurely walks, tennis or relaxation.

Princes Road is set within a sought after area, perfectly positioned for access to the boutiques, cafés and restaurants of Hill Road, together with Clevedon's iconic Victorian seafront and promenade. Herbert Gardens and nearby coastal walks further enhance the appeal of this highly desirable location.



“A beautifully proportioned Victorian apartment combining period elegance with contemporary style in one of Clevedon’s most desirable locations.”



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 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 01.01.2002

Service Charge = £1,920 pa

Peppercorn Ground Rent

The lease may permit pets with management consent

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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