

Elton Road Clevedon BS21 7RA

£325,000

marktempler

RESIDENTIAL SALES





  
**Property Type**  
Hall Floor Apartment

  
**How Big**  
806.00 sq ft

  
**Bedrooms**  
2

  
**Reception Rooms**  
1

  
**Bathrooms**  
1

  
**Warmth**  
Gas Central Heating

  
**Parking**  
Allocated Space

  
**Outside**  
None

  
**EPC Rating**  
D

  
**Council Tax Band**  
C

  
**Construction**  
Standard

  
**Tenure**  
Leasehold

Situated on the hall floor of an attractive period building, this well-proportioned two bedroom flat is ideally located almost immediately adjacent to Clevedon's seafront and promenade, with Hill Road's popular range of shops, cafés and restaurants just a short walk away.

The property is approached via a small flight of external steps leading to a communal porch and entrance hall. Inside, there are two generous double bedrooms and a bright living room featuring a bay window that allows plenty of natural light. The kitchen is well equipped with ample storage, extensive work surfaces and space for appliances, while the bathroom comprises a bath, basin and WC, along with a useful understairs storage cupboards.

Throughout the flat are a number of appealing character features, including high ceilings, sash windows and attractive fireplaces. An allocated parking space is conveniently located at the front of the building, adding to the practicality of this well-located coastal home.



A characterful hall floor flat with two double bedrooms, bright bay-fronted living space, parking and an enviable location close to the seafront and Hill Road.



#### 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 1000 Mbps and highest available upload speed 100 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 25.12.2001

Service Charge = £1,556.28 pa

Self managed

Ground Rent = Peppercorn

The lease permits pets with prior consent from the management company

The lease permits letting

The lease does not permit Holiday lets/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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