

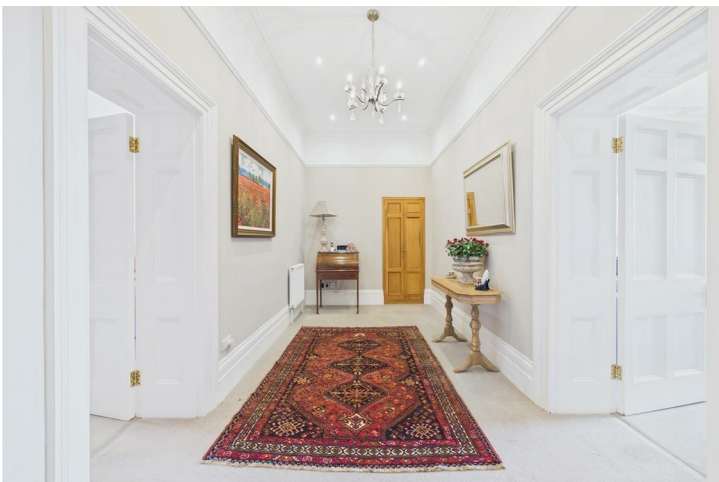
Elton Road Clevedon BS21 7RF

£495,000

marktempler

RESIDENTIAL SALES





Property Type

Flat



How Big

1356.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

One Allocated Space



Outside

No Garden



EPC Rating

C



Council Tax Band

D



Construction

Standard



Tenure

Leasehold - Share of Freehold

Occupying one of Clevedon's most prestigious seafront positions, this exquisite hall floor apartment forms part of the elegant Grade II listed Albany House, commanding breathtaking views towards the iconic Clevedon Pier. Beautifully refurbished to an exceptional standard, it effortlessly combines the grandeur of its Victorian heritage with luxurious contemporary living.

Accessed via a short flight of steps, the apartment immediately impresses with its grand reception hall, soaring ceilings and beautifully preserved period features. The elegant drawing room enjoys stunning sea views, while the stylish kitchen is fitted with granite work surfaces, integrated appliances and quality cabinetry. Every room has been thoughtfully enhanced to complement the property's character.

As you enter the property, you are greeted by a large cupboard housing the boiler, a beautiful and very welcoming entrance hall, two generous double bedrooms, with the second bedroom benefiting from a beautifully appointed en-suite featuring a bath, separate shower cubicle, WC and wash hand basin. A separate cloakroom off the hallway, complete with a WC, wash hand basin and heated towel rail, provides added convenience for residents and guests.

Outside, the property benefits from an allocated parking space to the rear of the building. Albany House occupies one of Clevedon's finest waterfront locations, where the promenade, cafés, restaurants, independent shops and the famous Victorian pier are all within an easy stroll, making it ideal for embracing the coastal lifestyle.

A rare opportunity to acquire an outstanding period apartment in an iconic setting, this exceptional home offers elegant accommodation, quality finishes and unrivalled sea views. Combining timeless character with modern comfort, it is a truly special property that must be viewed to be fully appreciated.



"An elegant Victorian home with spectacular coastal views."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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

Grade II Listed Building

999-year lease from 24/06/1983

Service Charge - £1,440 pa

No Ground Rent

Flat owners x 4 all have a share of the freehold

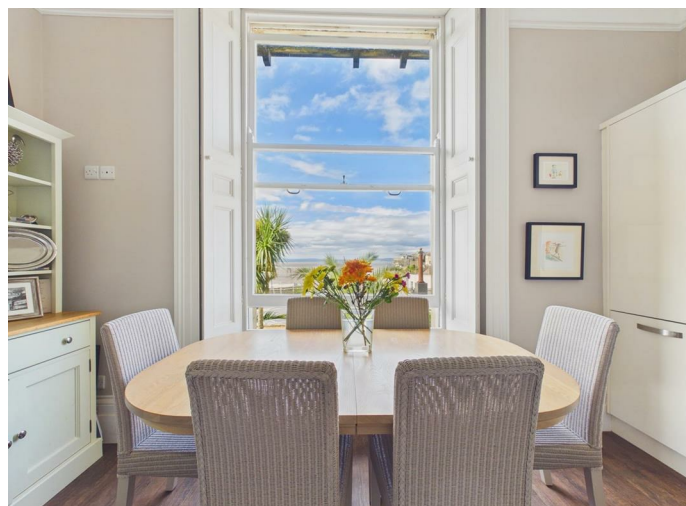
All flat owners manage the building (12 Elton Road Management Company Ltd)

The lease permits pets with prior permission from the management company

The lease permits letting

Holiday lets/Air BNB are not permitted

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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