

Old Church Road Clevedon BS21 6NW

£275,000

marktempler

RESIDENTIAL SALES





**Property Type**

Flat



**How Big**

678.00 sq ft



**Bedrooms**

2



**Reception Rooms**

1



**Bathrooms**

1



**Warmth**

Gas Central Heating



**Parking**

Allocated Space



**Outside**

Communal



**EPC Rating**

C



**Council Tax Band**

B



**Construction**

Standard



**Tenure**

Leasehold

Converted in 2020, this contemporary ground floor flat forms part of Waverley House — a prominent building positioned right next to Clevedon’s historic Curzon Cinema. Beautifully presented throughout, the apartment offers generous proportions centred around a stylish open plan living area. The kitchen is set neatly to one side with quartz work surfaces and integrated appliances, while the dining and sitting areas are bathed in natural light thanks to the dual aspect design.

A hallway leads to two spacious double bedrooms and a luxurious four-piece bathroom, all finished to the same high standard. Quality touches such as oak internal doors, LVT flooring and gas central heating add to the sense of style and comfort. A useful storage cupboard completes the accommodation.

Waverley House offers a range of communal facilities including an internal secure bike store, landscaped garden areas, bin store and an allocated parking space.

The location is ideal for those who want town centre convenience. Clevedon’s Triangle is just around the corner with shops, cafés, Lidl, the library and other everyday amenities all within easy reach, while the seafront and pier are only a short walk away.

With its modern design, excellent finish and central location, this apartment is perfect for buyers looking for stylish, low-maintenance living in the heart of Clevedon.



A beautifully presented ground floor apartment in a prominent town centre building, offering contemporary open plan living just steps from Clevedon's Curzon Cinema.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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 **Head Projects (Surveyors)**: 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 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

250 year lease from 19.05.2021

Service Charge = £1,960 pa

Ground Rent = £250 pa

The lease permits 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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