St Johns Road Clevedon BS21 7TG | **£340,000**

marktempler
RESIDENTIAL SALES

Property Type
Apartment

How Big
1244.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
2

Warmth
Gas Central Heating

Parking
Allocated Parking

Outside
Garden to Front

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Leasehold

A beautiful period hall floor apartment situated within the desirable Mid Clevedon. Finished to an exceptional standard, and retaining all the character features synonymous with its era, the property forms a part of an elegant building and stands prominently a short distance from the Town Centre.

Entering the apartment, each room has been enhanced to show off the Victorian detail with beautiful ceiling coving and cornicing combined with quality contemporary fittings. Designed over two floors, the accommodation provides a large open plan living space with a contemporary fitted kitchen including built in appliances, stylish fitted bathroom and three well proportioned bedrooms with an en suite to the principal bedroom. There is also a separate utility area downstairs.

Externally, there are two areas of garden at the front separated by a path, the garden is exclusively used by this apartment. There is also an allocated parking at the rear of the building.

The location means you are within walking distance to all of Clevedon's hotspots - The Town Centre, Sea Front and Hill Road shops and restaurants. This simply charming Victorian apartment must be viewed.

A fantastic apartment walking distance to amenities with it's own garden and allocated parking.

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 1800 Mbps and highest available upload speed 220 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
Lease 999 years from 25/03/1972
Service charge £147.10 pcm
Ground Rent £10 pa
Lease does not allow pets.
Lease does not allow letting
Holiday lets/Air BNB – We understand that the lease does not allow for holiday lets or 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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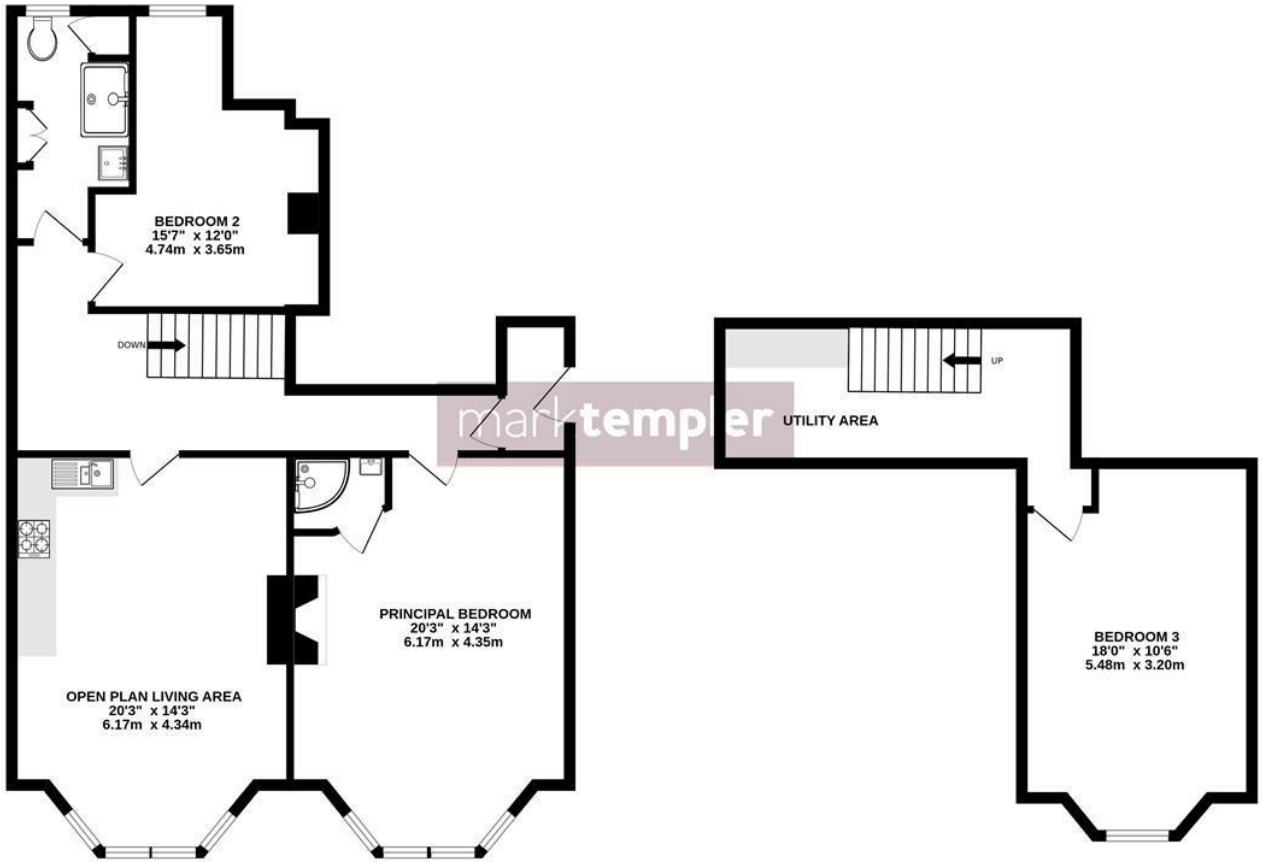
LOWER GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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