

Bay Road Clevedon BS21 7BT

£525,000

marktemppler

RESIDENTIAL SALES





**Property Type**  
Hall Floor Apartment



**How Big**  
1196.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Allocated Space



**Outside**  
Communal



**EPC Rating**  
C



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Leasehold

Set within a prominent period building along the prestigious Clevedon coastline, this hall floor apartment enjoys an enviable position just moments from Ladye Bay, Clevedon Golf Club and scenic coastal walks, and within a 15 minute walk of the boutiques, cafés and restaurants of Hill Road.

An inviting communal entrance hall leads to the apartment, where a central hallway gives access to beautifully proportioned accommodation rich in character. Period features include elegant bay windows, high ceilings and a feature fireplace, all enhancing the sense of space and light throughout.

The spacious and bright sitting room is perfectly positioned to take full advantage of the amazing coastal views, which are also enjoyed from the modern kitchen/dining room. Thoughtfully designed, the kitchen offers excellent storage and is fitted with a range cooker, creating a superb space for both everyday living and entertaining.

There are two double size bedrooms, including a generous main bedroom with a modern en suite shower room. The second bedroom benefits from built in wardrobes, while a well appointed family bathroom serves the apartment.

Outside, residents can enjoy communal gardens as well as a communal barbecue area. There is an allocated parking space and an external storage cupboard. This exceptional home combines period charm, modern comfort and an outstanding coastal setting.



Hall floor apartment in a period coastal building, offering two double bedrooms, parking, communal gardens and exceptional views.



#### 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. 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 18/01/2013

Service Charge = £744 pa

Ground Rent = £25 pa

Self Managed 10 Bay Road Management Company

The lease does not permits pets. By agreement with other Residents pets are allowed.

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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