



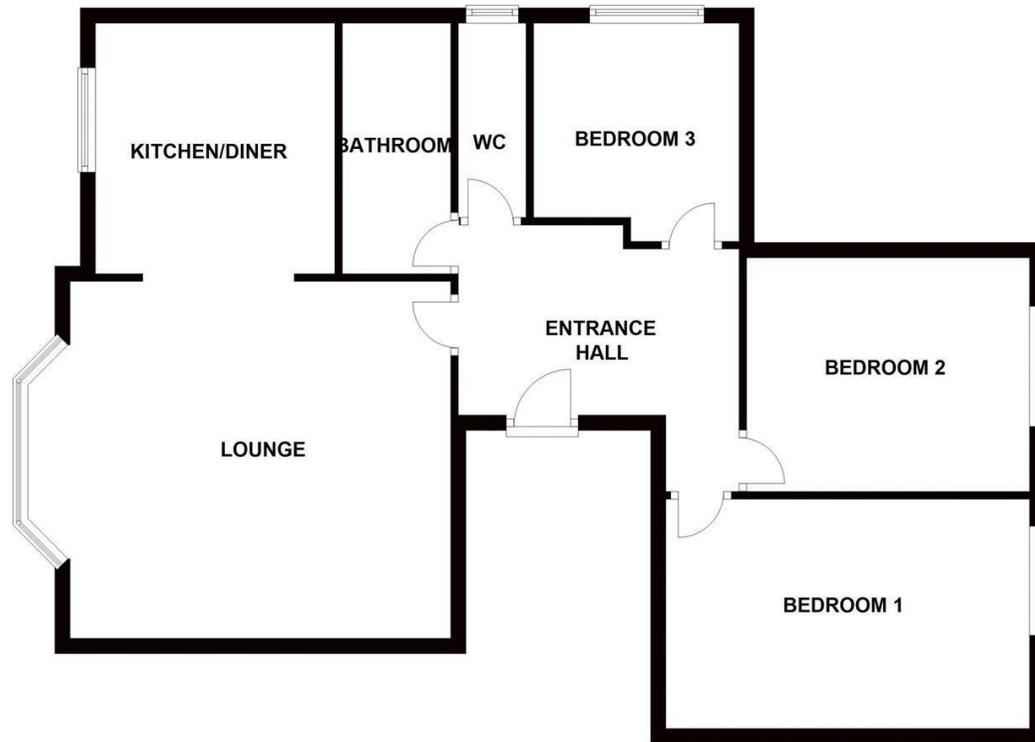
Rockhampton, 16c Marine Parade

, BS21 7QS

£1,400 PCM

**MAYFAIR**  
TOWN & COUNTRY

## FIRST FLOOR



For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01275 341400**

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## PROPERTY DESCRIPTION

VIEWINGS CANNOT BE BOOKED VIA TELEPHONE, PLEASE APPLY THROUGH THE WEBSITE.

Nestled along the picturesque Marine Parade in Clevedon, this stunning first floor apartment offers a perfect blend of modern living and coastal charm. With three spacious bedrooms, this property is ideal for professional couples or those seeking a serene retreat by the sea.

As you enter, you are greeted by an inviting reception rooms, adorned with elegant bay windows that flood the space with natural light and provide delightful views of the surrounding area. This rooms offer a versatile layout, perfect for entertaining guests or enjoying quiet evenings with family. The modern kitchen benefits from integrated appliances and beautiful coastal views.

The parking at the property is shared between residents on a first come first serve basis.

This property has an EPC rating of C and Council Tax Band C.

- Luxury apartment
- Gas central heating
- Integrated appliances
- Coastal Views including Clevedon Pier
- Three bedrooms
- Wood burning stove
- Available Late January 2025
- EPC - D

Deposit: £1,615

Furnishing: Not specified

### Local Authority

North Somerset Council Council Tax Band:

Tenure:

EPC Rating:



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

