Western Court Clevedon BS21 7NJ | **£124,950**

marktempler
RESIDENTIAL SALES

A spacious and well-proportioned two-bedroom apartment situated within Western Court on Chapel Hill, Flat 17 offers an excellent opportunity for first-time buyers, downsizers or investors alike. Offered to the market with no onward chain, the property is now in need of modernisation, presenting buyers with the chance to create a comfortable and stylish home in one of Clevedon's most convenient central locations.

The accommodation begins with a welcoming entrance hall providing access to useful built-in storage cupboards and the principal rooms. The generous living room is filled with natural light and enjoys a pleasant outlook, while the neighbouring open-plan kitchen creates a practical and sociable layout. There are also two well-proportioned double bedrooms and a bathroom, with the overall layout offering comfortable and versatile living throughout.

Outside, the property benefits from an allocated undercroft parking space together with additional communal visitor parking. The communal grounds surrounding Western Court are attractively maintained, with established gardens and seating areas providing residents with a pleasant environment to relax and enjoy. The building also benefits from a lift serving all floors, providing convenient access throughout.

Perfectly positioned between Clevedon Town Centre, Hill Road and the iconic seafront, the property enjoys easy access to a wide range of independent shops, cafés, restaurants and picturesque coastal walks. This highly convenient setting makes this equally appealing as a permanent residence, lock-up-and-leave home or investment opportunity.

Property Type
Flat

How Big
614.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Allocated Space

Outside
Communal Gardens

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

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

Material Information

UTILITIES
Mains electric, 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 variable in the home. Subject to your network.

ASBESTOS
The seller advises that floor tiles contain asbestos and purchasers should make their own enquiries if planning refurbishment works.

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
New 999 year lease
Service Charge £191.70 pcm (£2300 per annum)
Ground rent £0
The lease permit pets
The lease permits letting
Holiday lets/Air BNB – 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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube

The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.