Elton Road Clevedon BS21 7QZ | **£450,000**

marktempler
RESIDENTIAL SALES









Property Type
Ground Floor Flat

How Big
1023.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Allocated Carport

Outside
Communal Gardens

EPC Rating
E

Council Tax Band
C

Construction
Standard

Tenure
Freehold

Situated in the sought-after Oaklands development, this modern three-bedroom ground floor apartment enjoys an exceptional coastal position with wonderful views overlooking Clevedon Pier and the promenade.

Accessed via Victoria Road, the property benefits from an allocated carport with EV charger, additional visitor parking and beautifully manicured communal gardens surrounding each of the buildings. A secure communal entrance leads into the apartment, where a central hallway provides access to the accommodation.

The bright and well-presented L-shaped living room is a particularly attractive space, enjoying superb views and plenty of natural light. Sliding doors open from the living area into an enclosed sunroom, which in turn provides access to the communal gardens, creating a lovely connection between the indoor and outdoor spaces. The attractive kitchen offers ample storage and generous preparation space, while the accommodation is completed by three bedrooms, a stylish shower room with wash hand basin and a separate WC. The apartment benefits from electric heating throughout.

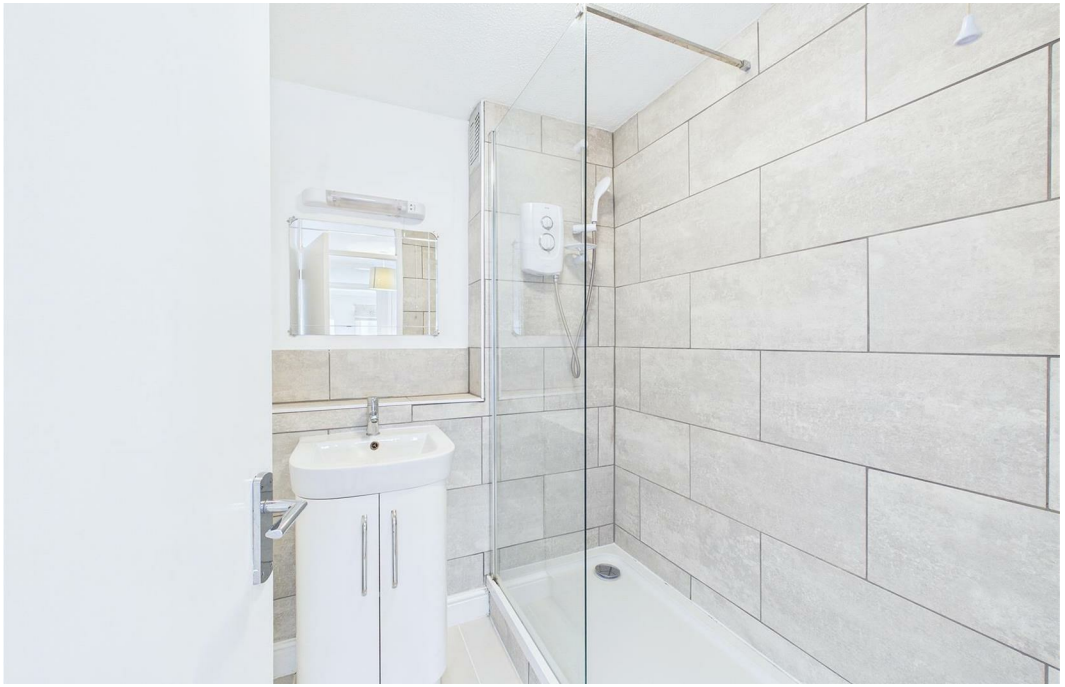
Perfectly placed for enjoying all that Clevedon has to offer, the property is within walking distance of the popular Hill Road, with its excellent selection of restaurants, bars, cafés and boutique shops, while the coastline, promenade and iconic Clevedon Pier are right on the doorstep.





Modern three-bedroom ground-floor apartment with exceptional Clevedon coastal views, sunroom, communal gardens, EV-charging carport and Hill Road amenities nearby.





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 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, 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 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.

LEASEHOLD INFORMATION
999 year lease from 3.11.1975
Service Charge = £2,705.78 pa reviewed annually
No Ground Rent
The lease does not permit pets
The lease permits letting.
The development is Managed by Saxons.
The lease does not permit Holiday lets/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.

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.