

Old Church Road Clevedon BS21 6NW

£179,950

marktempler

RESIDENTIAL SALES





 Property Type Flat	 How Big 402.00 sq ft
 Bedrooms 1	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Allocated	 Outside Communal Grounds
 EPC Rating C	 Council Tax Band A
 Construction Standard	 Tenure Leasehold

This stylish top floor apartment forms part of a modern redevelopment in the heart of Clevedon. Ideally positioned within easy walking distance of the Curzon cinema, boutique shops, cafés, bars, and restaurants, it offers a perfect blend of contemporary comfort and town centre convenience. Completed in 2021, the building boasted a high specification finish throughout, creating a light, airy, and welcoming home.

The apartment enjoys a well-planned layout, featuring a bright and spacious open-plan kitchen and living area. The kitchen is fitted with modern units and appliances, combining style with functionality, while the living space is ideal for relaxing or entertaining. A generous double bedroom offers ample storage and comfort, complemented by a sleek, contemporary sower room. The interior has been finished to a high standard, ensuring a modern and practical living environment.

Externally, the building provides convenient amenities including a lift, a secure internal bicycle store, and an allocated parking space. These features enhance daily life, making it easy to enjoy both the apartment and the surrounding area.

Situated in the vibrant heart of Clevedon, the apartment is perfectly positioned for exploring the town's amenities. Residents can enjoy leisurely walks to local cafés, bars, and restaurants, as well as entertainment at the Curzon cinema.

This top floor apartment represents an ideal opportunity for first-time buyers, professionals, or investors seeking a modern, stylish home in a central and convenient location. With contemporary finishes, excellent facilities, and a superb position in Clevedon, it's a property that offers both comfort and lifestyle.



Contemporary one-bedroom top floor apartment in the heart of Clevedon – modern living, central location, lift, parking, bicycle store



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 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is good outdoor and variable 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

250 year lease from 23.04.2021

Service Charge = £1,524 pa

Ground Rent = £160 pa

The lease permits pets

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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